



**The Chairman and Members of
North West Area Committee.**

Meeting: 20th February 2024

Item No: 5

Finglas Area Office Report

Housing (1st January – 31st January 2024)

Estate Management

Statistics 2024 - Finglas Area Office	
Complaints	YTD 2024
No. Anti-Social Complaints per 1997 Act - drug related	3
No. Anti-Social Complaints per 1997 Act - not drug related	6
No. Other Complaints (nuisance)	32
No. Racial Harassment Complaints	0
TOTAL	41

Interviews	
No. Anti-Social Interviews per 1997 Act (Formal)	26
No. Other Interviews (Informal)	6
TOTAL	32

No. Complaints Referred to Central Est. Mgt. Unit for Action	4
No. Section 20 Evictions	0
No. Excluding Orders	0
<ul style="list-style-type: none"> • Applied for by Tenant 	0
<ul style="list-style-type: none"> • Applied for by DCC 	0
<ul style="list-style-type: none"> • Granted in Court 	0
<ul style="list-style-type: none"> • Refused / Failed in court 	0
<ul style="list-style-type: none"> • Withdrawn 	0
No. Surrender of Tenancy due to Anti-Social Behaviour	0
No. Tenancy Warnings served	0
No. Abandonment Notice Served	0
No. Possession Orders requested	0
No. Possession Orders granted	0
No. Appeals / Judicial Reviews / Challenges	0
No. Warrants Executed (Evictions)	0
No. H/A of refusal / deferral to let due to Anti-Social Behaviour	0

No. Requests for Mediation	0
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Allocations

Housing & Apartments			
Category	Housing	Transfers	Choice Base Letting
Bands 2 & 3	2	2	3
De-tenanting	N/A	0	0
Estate Management	N/A	0	0
Homeless	2	N/A	0
Homeless HAP	N/A	0	0
Maintenance Grounds	N/A	0	0
Medical	0	0	0
Surrendering Larger	N/A	0	0
Succession	0	0	0
Travellers	0	0	0
Welfare	0	0	0
Total	4	2	3

Senior Citizens			
Category	Housing	Transfers	Choice Base Letting
Bands 2 & 3	0	0	
Medical	0	0	0
Welfare	0	0	0
Homeless	0	N/A	0
Homeless HAP	N/A	0	0
Travellers	0	N/A	0
Estate Management	N/A	0	0
De-tenanting	N/A	0	0
Maintenance Grounds	N/A	1	0
Surrendering Larger	N/A	0	0
Financial Contribution	0	N/A	0
Succession	0	0	0
Total	0	1	0

Voids Report

Vacant Housing Units (24 in total)				
Address	Type of unit	Date of vacancy	Status	Estimated Completion Date
Ballygall Crescent	3 bed house	23/10/23	Appointed to contractor	March 24
Barnamore Park	3 bed house	18/12/23	To be appointed to contractor	T.B.C

Barry Avenue	3 bed house	18/12/23	To be appointed to contractor	T.B.C
Barry Park	3 bed house	23/10/23	Appointed to contractor	March 24
Berryfield Road	4 bed house	08/01/24	To be appointed to contractor	Feb 24
Berryfield Road	3 bed house	15/01/24	To be appointed to contractor	T.B.C
Cappagh Drive	Maisonette	16/01/24	Appointed to contractor	Feb 24
Cappagh Road	3 bed house	21/12/23	Appointed to contractor	April 24
Cloonlara Drive	3 bed house	29/11/23	Appointed to contractor	March 24
Collins Place	2 bed house	22/11/23	Appointed to contractor	April 24
Collins Place	2 bed maisonette	01/02/24	To be appointed to contractor	T.B.C
Dunsink Drive	3 bed house	26/10/23	Appointed to contractor	Feb 24
Fairlawn Road	3 bed house	17/08/23	Appointed to contractor	Issues
Fairlawn Road	3 bed house	20/10/23	Appointed to contractor	March 24
Finglaswood Road	2 bed maisonette	10/11/23	To be appointed to contractor	T.B.C
Finglaswood Road	2 bed maisonette	21/12/23	To be appointed to contractor	T.B.C
Glasnevin Avenue	3 bed house	21/11/23	To be appointed to contractor	T.B.C
Glenties Park	3 bed house	29/01/24	To be appointed to contractor	T.B.C
Kilshane Road	3 bed house	25/10/23	To be appointed to contractor, issue with dwelling	T.B.C
Mellowes Park	3 bed house	14/12/23	To be appointed to contractor	T.B.C
Ratoath Avenue	2 bed house	12/10/23	Appointed to contractor	March 24
Wellmount Avenue	4 bed house	07/09/23	Appointed to contractor	T.B.C

Vacant Housing Units (more than 4 months)				
Address	Type of unit	Date of vacancy	Status	Estimated Completion Date
Glasnevin Avenue	3 bed house	24/04/23	Issue with the wrap around	T.B.C

Heath Square	3 bed duplex	10/06/23	Issue with Insurance	T.B.C
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Vacant Senior Citizens Units (9 in total)				
Address	Type of unit	Date of vacancy	Status	Estimated Completion Date
Brookville Court	1 bed	17/11/23	Direct Labour	March 24
Glasanaon Court	bedsit	16/10/23	Direct Labour	March 24
Griifith Crescent	1 bed	13/11/23	Direct Labour	March 24
Kildonan Court	1 bed	23/11/23	Direct Labour	March 24
Kilshane Court	2 bed	11/10/23	Direct Labour	March 24
Mellowes Court	bedsit	13/10/23	Direct Labour	March 24
Mellowes Court	bedsit	28/09/23	Direct Labour	Feb 24

Vacant Senior Citizens Units (more than 4 months)				
Glasanaon Court	bedsit	03/08/23	Direct Labour	Jan 24
Mellowes Court	1 bed (bungalow)	28/07/23	Direct Labour	R.T.L

Choice Based Lettings

- The following dwellings were advertised through the above scheme.

Type of Dwelling	Location	Closing Date	No of applicants eligible
3 Bedroom House	66 Barry Park	2/2/2024	166
3 Bedroom House	35 Ballygall Crescent	2/2/2024	250
4 Bedroom House	46 Berryfield Road	2/2/2024	22
3 Bedroom House	52 Fairlawn Road	2/2/2024	113
2 Bedroom House	12 Ratoath Avenue	9/2/2024	Not available

Prospect Hill

- 40 out of 58 units have been signed up for tenancy agreements to date.

Rents Update

- The Finglas Area Office continues to offer rent assessment service for tenants living in the Finglas area.

Assessments	239
Applications for Permission to Reside	4
Refunds	2

General Matters

Kildonan Housing Project

The project is to be delivered in two phases. The first phase will see the construction of mixed tenure housing of approx. 136 housing units. The project team is currently working towards a Stage 2 Funding Approval application, which is expected in Q4 2024. Site Surveys are ongoing.

The provision of affordable homes in Phase 2 is also under consideration.

Finglas Employment & Training Working Group

The group will hold its next meeting on February 23rd 2024. In the meantime the Finglas Area Office is continuing to publicise the group within the local area. Work is ongoing to finalise an event which aims to promote the supports and opportunities that will be available to potential employers and employees.

Finglas Business Group

A provisional date for the presentation to the local businesses has been set for the 21st March 2024 with a view to providing quarterly updates on various projects and opportunities in the area. The first meeting will feature a presentation on the Luas Project and a briefing on other major projects in the area.

Finglas Village Improvement Scheme

The Finglas Village Improvement Scheme has been approved by the NTA to go to non-statutory public consultation. The consultation is scheduled to commence on 12th February 2024 for a 5 week period up to Friday 15th March 2024.

The plans are on show in the Finglas Library, Ballymun Library and Dublin City Councils Civic Offices and on the Scheme's Consultation Hub Finglas Village Improvement Scheme - Dublin City Council - Citizen Space. A copy will also be placed in the Finglas Area Office. A drop in Consultation will be held in the Finglas Sports and Fitness Centre on the 29th February 2024 from 4-7pm.

Comments can be made from 12th February 2024 by letter, email or phone to:

- [Consultation.dublincity.ie](https://consultation.dublincity.ie)
- activetraveloffice@dublincity.ie with subject: Finglas Village Improvement Scheme
- Active Travel Programme Office, Dublin City Council, Cavendish House, Block D, Arran Court, Arran Quay, Dublin 7, D07 H5CH
- Active Travel Programme Office Phone: 01 222 2536

The Project Information Leaflets will be distributed to local residents and businesses located directly adjacent to the scheme in the week beginning 12th February 2024. Further updates on the consultation dates will be provided on the website dublincity.ie/activetravel. A full briefing for Councillors will be held in the coming days.

Finglas Area Roundabouts Scheme

The Preliminary Design for the Jamestown Road Roundabout has been completed. The Project Appraisal and Business Case have been submitted to the NTA for approval to proceed to detailed design. The AA and EIA screening reports have been completed. We are also coordinating with Fingal County Council on the requirement for a Section 85 agreement (one LA performing for another). It is expected that detailed design will be completed by Q2 2024, followed by the preparation of tender documents for the appointment of a contractor. Approval to proceed is awaited from the NTA to proceed to detailed design/tender for McKee Avenue/St Margaret's Road/Lidl junction. Construction is to commence in 2024 subject to NTA approval and funding availability. A full briefing for Councillors will be held in the coming days.

Ratoath Walking & Cycling Scheme

A full briefing for Councillors will be held in the coming days.

Finglas LUAS Project

A full update will be presented to the Area Committee at the March Area Committee meeting.

Neighbourhood Transport Scheme

A presentation on this scheme will be provided by Andrew Geoghegan at the April Area Committee meeting.

Bus Connects

The NTA currently expects to introduce new routes E1, E2, N2 and 19 in Q2 of this year. Routes 4, 11, 13, 145 and 155 would be replaced by the new services. During Q2 of 2025 we would introduce new routes F1, F2, F3, L89 23 and 24. Routes 9, 40, 40b, 83, 83a and 140 would be replaced. New routes N4 and N6 were introduced in the Finglas area during 2022. All dates are subject to detailed review of operational readiness prior to introduction and to the overall level of funding available.

Scribblestown

Full tender competition will be published on etenders subject to finalising with Procurement. Dates have had to be extended to facilitate. We will advise when completed. Reissued Taking in Charge application forms and a majority has been received and accepted. The forms have been passed on to the Taking in Charge Section for processing.

Prospect Hill

Applicants are continuing to be assigned to dwellings in Prospect Hill. To date approximately 41 apartments have been allocated.

Barry Avenue /Wellmount Housing Projects

Site testing and surveys continue on both sites despite threats and intimidation. Tyres were slashed before Christmas and staff were threatened. Gardaí have been informed. Local businesses from the Barry Area met with Council officials regarding plans for the site. The outcome was generally positive with some reservation regarding height, parking and new businesses. It has been agreed that the Council will continue to interact with the local businesses on a regular basis. It is hoped that they will become a part of the new Finglas Business Group.

A general community consultation regarding the plans for the Barry site is planned for March.

It is anticipated Part VIII Planning application will commence in Q2 2024 for both sites.

Church of the Annunciation

DCC Report: Work continues to progress plans to Part VIII application status.

HSE Report: All land transfers have been completed. DCC and HSE legal departments currently progressing conveyance, contracts have been issued and pre-contract queries are being addressed. Plans are currently being finalised and are to be submitted to the Board for approval before publication.

Diocesan Report: Revised plans for reduced capacity facility currently being finalised.

Teen Spaces

The Teen Space in Mellows Park has been completed.

The Area Office is currently working with Parks and Sláintecare to co fund and provide a full size Teen Space MUGA in Johnstown Park. Estimated costs are €150,000.

Finglas Library – General Information

Opening Hours:

Monday and Wednesday 1pm to 8pm

Tuesday, Thursday, Friday and Saturday: 10am to 5pm

Did you know...?

- You can use your Finglas Library card to borrow items from every public library in Ireland.
- You can order an item from any public library in Ireland and it will be delivered to the library of your choice free of charge.
- Fines are a thing of the past, so if your items are overdue, don't be afraid to return them – there are no penalties for being late

Finglas Events February 2024

Non Regular or Regular Events	Event Category	Event Title	Audience	Date and Time
Non-regular	Reading	Celebrate Ireland Reads Day, February 24 th with the Dublin City Storyteller in Residence (contact Library for details)	All Ages	February 24 th at 3pm
Non-regular	Reading	Celebrate Ireland Reads Month	All Ages	February
Regular	Inclusion and Diversity	Autism-Friendly Library with Sensory Room	All Ages	Saturdays from 10am – 11.30am
Regular	Inclusion and Diversity	Tovertafel is available for groups to book. Please contact Finglas library for further information. Children must be accompanied by an adult.	All Ages	Please contact library to book a session for your group.

Non Regular or Regular Events	Event Category	Event Title	Audience	Date and Time
Regular	Book Club	Book Ends Adult Book Club – open to all who live or work in the Finglas area	Adults	1 st Saturday of the month @ 2pm
Regular	Book Club	Adult Book Club (contact library for waiting list)	Adults	1 st Thursday of the month (fully subscribed but contact library)
Regular	Book Club	D11 Readers Children’s Book Club	Children	2 nd Wednesday of the month @ 3.30pm
Regular	Crafts	Knitting and Craft Group – all welcome	Adults	Fridays at 11am
Regular	Book Club / Crafts	Parent and Toddler Book & Craft Group with Barnardos (contact library for waiting list)	Children (Toddlers)	Restarts at the end of January – the groups are currently full but contact the library if you would like to be added to the waiting list.

Community & Social Development

North West Area Valentine’s Tea Dance

Dublin City Council North West Area Community & Social Development Section held a Valentine’s tea dance for our older citizens in the Finglas Youth Resource Centre on 14th February 2024.

Invitations were extended to targeted older persons groups in the Finglas & Ballymun Areas. Ballymun Area Office has arranged transport for those hoping to attend the event in Finglas Places for the event was limited, however the Community & social Development Section intends to hold Tea Dances in June and November 2024 to cater other older persons groups in both areas. This will give other groups the opportunity to attend an event and enjoy a social gathering

Women’s International Football Recognition

Dublin City Council, Finglas Area Office held an evening of recognition for 19 women from the Finglas area that played international football for Ireland in the 70’s & 80’s.

The women in question were presented with an inscribed glass with the wording ROI Snr Women’s International Football Player. Finglas is most capped area in Ireland.

Their achievements is very inspirational and makes them role models for the current crop of international players.

The event took place in the Mansion House on the 17th January in the company of the Lord Mayor Daithi de Roiste



Meeting Place Arch Club

Dublin City Council Finglas Area Office has met with the above group in relation to their request for a facility for the Meeting Place Warriors. The Club provides a musical outlet for young people in the North West Area.

Members of the group viewed the Community Room in Merville Court on Thursday 18th January 2024 and expressed the view that the facility will meet the needs of their group in relation to disability toilets and ease of access.

Finglas Area Office has now requested that the group complete a letting agreement with a view to the group commencing use of the facility in the near future.

The group have indicated that they would like to commence use of the facility in February 2024.

Fairlawn/Meeting Place Community Garden

Finglas Area Office met with Fairlawn/Prospect Hill Community Garden and The Meeting Place Club in relation to the use of and future development of the Garden.

Both parties have agreed to share the space under the name "Fairlawn Meeting Place Community Garden".

A licence agreement outlining the responsibilities of the new group is in progress.

A Trustee representing each of the groups will be required to sign the licence agreement on behalf of their respective group.

In addition, both groups have contributed to a Memorandum of Understanding, which outlines the roles, responsibilities of the respective groups in relation to a number of issues including, funding, development, policies and management of disputes.

Dublin City Council will continue to work with the group over the coming year to assist the group's transition into the new entity.

Teen Space

Finglas Area Office's Teen Space was completed in February 2024, the space features sitting area and a games area.

The development allows for future additions to the site.

The Finglas Area Office is fully aware of the request for access to free "WiFi" for teenagers, however unlimited data is now common on mobile devices so the need for free Wifi has diminished.

The Finglas Area Office is looking at the possibility of outdoor charge points on the site, however finding a robust system is proving difficult.



Tidy Towns Visit to Tully's Garden Centre

Finglas Area Office invited Finglas Tidy Towns to visit Tully's Garden Centre in Ballyboughal, Co Dublin. The purpose of the visit was to inform the group about sustainable planting and to discuss what plants are best suited to attract wildlife. The visit took place during Tully's Open Day on Friday 2nd February 2024.



Community and Informal Adult Education Grants

Community and Informal Adult Education Grants were paid out to the majority applicants in mid-January 2024.

A small number of Community Groups are yet to receive their grants, Finglas Area Office are working with these groups and hope to have those grants all paid in the near future.

International Woman's Day

International Women's Day will take place on Friday 8th March 2024.

Dublin City Council Community & Social Development has organised a celebration in Finglas Youth Resource Centre, Mellows Road.

The event will feature wellness and inspirational talks. Zumba and fitness lessons as well as music. The event is open to all members of local Community Groups and the local schools. Light refreshments will be served.



Rising Voices Choir

The Rising Voices Choir sang at the mansion house on the 6th of February in the presence of the Lord Mayor Daithi De Roiste.

The Lord Mayor spoke about the importance of the choir for participants, their families and their friends. The Rising Voices dementia choir is based in Odens Wood Day Care Centre, Kildonan Road. The choir has and continues to be supported by Dublin City Council, Community & Social Development Section.

Those that attended enjoyed the event and light lunch was served afterwards for all.



Pat Teehan

Area Manager Finglas