

May 2024

To the Chairperson and Members
Of the Central Area Committee

Housing Matters North Inner City

Choice Based Letting Competitions:

A new round of Choice Based Lettings are being offered and will include the following 16 units:

Property Type	Address	Size	No. of Units
Apartment	Avondale House	1	2
Apartment	Clarence Street North	1x2, 2x2	4
Apartment	Dunne Street	2	1
Apartment	Gardiner Street	1x2, 2x2	4
Apartment	THE KILN	2	2
Apartment	Spencer Dock	2	2
Apartment	Williams Street,	2	1

The new competition will begin on Friday 3rd of May 2024 and conclude on Friday 24th May 2024.

Residents Groups/Associations:

Following a meeting with a representative group from Ballybough House and Courtney Place we have had the Community Rooms inspected with a view to having both facilities renovated to assist the formation of a formal residents group for the complex.

Ballybough House:

We have had the complex inspected by DCC Engineers and playground maintenance foreman with a view to implementing a number of suggestions put forward during the recent meeting with the representative group. These include fixing fencing around the playgrounds power-washing playground surfaces, renew markings for basketball and football on main play area and having the complex painted.

Courtney Place:

The resurfacing of the area around the Community Room has been completed. The Community Room has also been cleared and is scheduled to be refurbished to facilitate the recently formed Residents Group. Following discussions with the new Group we are currently seeking tenders with a view to small renovations to the playground which will accommodate older children that is presently not possible.

Railway Street:

The area office met with the Traffic Advisory Group and An Garda Síochána to discuss the viability of a traffic calming plan for Railway Street. When the plan is determined. The area office will share the plan with the members and the residents living in Railway Street

Matt Talbot Court:

The regeneration plans for Matt Talbot Court are progressing well and we recently reached another big milestone in the project by submitting the Stage 3 application to the Dept. of Housing. Once approval is given, the project will enter into the tender stage.

The new Matt Talbot Court will be delivered in one phase and will see the demolition of the current three housing blocks and the construction of 92 new homes. These will be a mix of one, two and three bedrooms.

I am working alongside the project team to ensure the success of the regeneration plans for Matt Talbot Court. My team and I keep tenants updated through the issuing of project update newsletters and consulting with them regularly.

May 2024 Statistics

Estate Management

Housing Manager: Paul White

No of anti-social complaints per 1997 act Drug related	9
No of anti-social complaints per 1997 act not Drug related	31
No. of other complaints	21
Total Complaints	61

No of anti-social Interviews per 1997 Act	9
No of other interviews	26
Total interviews	35

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

Homeless/Housing First	0
Transfer /HAP	1
Fire/flood/Emg – Maintenance	0
Estate Management	0
Choice Based Lettings	12
Downsizing	0
RAS NTQ	0
Matt Talbot	0
Total	15

Paul White
Area Housing Manager North Inner City
paul.white@dublincity.ie

May 2024

**To the Chairperson and Members
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Housing Matters North West Inner City

Dominick Hall and Lower Dominick Street

Regular discussions are being held with residents in the area regarding any issues that arise. The date of the launch has yet to be confirmed. Contractors are on site completing snag issues at present. The Parnell Street Office continues to facilitate access to apartments and town houses.

Upper Dominick Street

New locks have been fitted to the front and back communal doors in Block 70. Keys have been collected by the residents.

A new residents committee has been setup. Monthly meetings will take place with members of the Community Section and Estate Management to look at Community activities and other issues that may arise.

Constitution Hill

The redevelopment of Constitution Hill achieved Part 8 planning permission at the April 2023 Council meeting and has Stage 2 DHLGH funding and project approval.

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. It is proposed that the project will be completed in two phases. The first phase 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. The second phase 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. The Area Housing Manager and her staff are continuing to update the residents on an ongoing basis.

A soft strip survey of Block 1 has been completed onsite. The results of these works will provide relevant information required for the tendering process. The Stage 3 application to the Department of Housing is currently being prepared for submission.

Henrietta House

Ongoing discussions with residents in relation to issues that arise in the complex.

Kevin Barry House

New security doors have now been installed and keys have been issued to all residents. Locks to be installed this week.

Ongoing discussions take place between Estate Management and residents regarding the upkeep of the complex and any other issues as they arise.

Saint Michan's House

Ongoing monthly meetings continue to be held with residents.

Wolfe Tone Close

Upgrade works on the pedestrian gates are to commence shortly. New locks are to be fitted in the coming weeks on one of the blocks. Ongoing meetings with estate management and residents as issues arise.

Sheridan Place / Court

Ongoing discussions with estate management and residents as issues arise. New gate operating system has been installed in the carpark and is fully activated. Residents can now access the carpark via their mobile phone.

Chancery House

Ongoing discussions with residents addressing issues in the complex.

Hardwicke Street

New vehicular gates will be operational by the middle of May. A letter will be issued to all residents to register as access will be for residents only.

Estate Management Housing Statistics, MAY 2024

Housing Projects Office, Parnell Street, Dublin 1.

Housing Manager: Marion Foran

No of anti-social complaints per 1997 act Drug related	34
No of anti-social complaints per 1997 act not Drug related	6
No. of Complaints	8
Total Complaints	48

No of anti-social Interviews per 1997 Act	7
No of other interviews	4
Total interviews	11

No of requests for mediation	0
No of complaints referred to the Central Unit for action	0
No of Section 20 Evictions	0

Allocations May 2024

Bands 2 & 3	7
Medical	0
Welfare	0
Homeless	1
Travellers	0
Succession	0
RAS/HAP	0
Fire/flood/Emg – Maintenance	0
Surrender Larger	0

Senior Citizens

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

Voids

Long Term Maintenance	0
Contracts	0
Capital Projects	0

Marion Foran
Area Housing Manager – North West Inner City
marion.foran@dublincity.ie

May 2024

**To the Chairperson and Members
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Community and Social Development Report North Inner City

Community Events

A number of groups came together to organise an Eid celebration to mark the end of Ramadan in the Mud Island Community Garden. The groups included Phibsboro For All, Cross Cultural Conversations, D7 For All, Glencree Peace and Reconciliation Centre and residents from Emergency Accommodation in the North Inner City.

Mud Island Community Garden won an award from the Urban Land Institute last December, for an “Excellence in Placemaking”. They won in their own category as well as the overall national award. This was presented to them in the garden by CBRE.

Crosscare held an evening on April 11th to launch voluntary summer projects for The North Inner City, these projects are funded by Dublin City Council. Six groups will run summer projects in the North Inner City and will be supported by the Community team.

Environmental

The Community Team have engaged with the youth worker in the HAY Project and supported the project with running an environmental project for a group of young people aged 9-11 to teach them gardening skills, varying from planting flowers to growing your own vegetables and herbs. A workshop was arranged with the group and they have applied their learning to a small green space where they can continue to develop their skills.

A gardening workshop was arranged by the community team for the children attending Hill Street Resource Centre, this workshop covered planting for families for children ages 0-6 years old.

Environmental projects were also supported in the following locations

- Stirrup Lane
- Ossory Road
- St Michans House
- Fitzgibbon Court

Grant Information

Please find the latest edition of the Dublin City focussed Funding Point Local Digest. It is also available to download on the Dublin City Council website at <https://www.dublincity.ie/residential/improving-my-community/community-grants-and-funding> It provides up to date detailed information and links to viable alternative sources of local, national and EU funding to which local community groups could apply.

Age Friendly

The Central Area Older Persons Council was held on April 11th in Cabra Parkside. We had representatives from Cabra/Glasnevin and North Inner City. The groups received a presentation from the Age Friendly Regional Coordinator.

Upcoming events

Dublin Dockland Volunteer Week May 13th-17th.

May 13th 8am, Docklands Fitness trail -No registration required.

May 14th 10am-12noon Tech Café –registration required on Eventbrite.

<https://www.eventbrite.co.uk/e/docklands-tech-cafe-tickets-894285099807?aff=oddtcreator>

May 15th 2pm-3.30pm Docklands Heritage Tour, registration required on Eventbrite

<https://www.eventbrite.co.uk/e/docklands-heritage-tour-tickets-891138197337?aff=oddtcreator>

May 16th 10.30am-12noon Charity Cycle in aid of Marie Keating Foundation.- registration required on Eventbrite

<https://www.eventbrite.co.uk/e/super-thursday-16th-may-tickets-884800601417?aff=oddtcreator>

May 17th 1.30pm-5pm Docklands 5 aside soccer tournament - registration required on Eventbrite

<https://www.eventbrite.co.uk/e/docklands-5-aside-soccer-tournament-team-registration-tickets-863603169327?aff=oddtcreator>

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.

Hill Street Gardening Project



Mud Island receiving their award.

Sharon Griffin
Senior Community & Social Development Officer
sharon.griffin@dublincity.ie