

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

Meeting: 21st May 2024

Item No: 3

Finglas Area Office Report

Housing (1st April– 30th April 2024)

Estate Management

Statistics 2024 - Finglas Area Office	
Complaints	YTD 2024
No. Anti-Social Complaints per 1997 Act - drug related	13
No. Anti-Social Complaints per 1997 Act - not drug related	11
No. Other Complaints (nuisance)	93
No. Racial Harassment Complaints	0
TOTAL	117

Interviews	
No. Anti-Social Interviews per 1997 Act (Formal)	26
No. Other Interviews (Informal)	67
TOTAL	93

No. Complaints Referred to Central Est. Mgt. Unit for Action	9
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 • Withdrawn 	0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	3
No. Abandonment Notice Served	0
No. Possession Orders requested	0
No. Possession Orders granted	1
No. Appeals / Judicial Reviews / Challenges	0
No. Warrants Executed (Evictions)	0
No. H/A of refusal / deferral to let due to Anti-Social Behaviour	1

No. Requests for Mediation	0
-----------------------------------	----------

Allocations

Housing & Apartments					
Category	Housing	Prospect Hill Housing	Transfers	Prospect Hill Transfer	Choice Base Letting (other)
Bands 2 & 3	7	23	2	10	8
De-tenanting	N/A	0	0	0	0
Estate Management	N/A	0	0	2	0
Homeless	6	14	N/A	N/A	4
Homeless HAP	N/A	0	0	1	0
Maintenance Grounds	N/A	0	1	0	0
Medical	2	3	0	0	1
Surrendering Larger	N/A	0	0	0	0
Succession	0	0	0	0	0
Travellers	1	1	0	0	0
Welfare	2	3	0	0	2
Total	18	44	3	13	15
Grand Total	62		16		15

Senior Citizens			
Category	Housing	Transfers	Choice Base Letting
Bands 2 & 3	1	0	0
Medical	0	0	0
Welfare	0	0	0
Homeless	1	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	1	0
Financial Contribution	0	N/A	0
Succession	0	0	0
Total	2	2	0

Voids Report

Vacant Housing Units (15 in total)				
Address	Type of unit	Date of vacancy	Status	Estimated Completion Date
Ballygall Crescent	3 bed house	12/02/24	Appointed to contractor	June 24
Cappagh Road	3 bed house	03/02/24	Appointed to contractor	July 24
Casement Drive	3 bed house	19/03/24	Depot organising this works	T.B.C
Casement Grove	3 bed house	13/03/24	Appointed to contractor	July 24
Collins Place	2 bed maisonette	01/02/24	Appointed to contractor	May 24
Dunsink Green	3 bed house	20/02/24	Appointed to contractor	July 24
Ferndale Avenue	4 bed house	27/03/24	Appointed to contractor	July 24
Griffith Close	3 bed house	03/04/24	Awaiting contractor	T.B.C
Valeview Gardens	3 bed house	22/04/24	Awaiting contractor	T.B.C
Virginia Drive	3 bed house	20/02/24	Appointed to contractor	July 24
Woodbank Avenue	2 bed house	28/02/24	Appointed to contractor	June 24

Vacant Housing Units (more than 4 months)				
Address	Type of unit	Date of vacancy	Status	Estimated Completion Date
Cappagh Road	4 bed house	21/12/23	Appointed to contractor	July 24
Fairlawn Road	3 bed house	22/01/24	Appointed to contractor	Insurance issues
Finglaswood Road	2 bed maisonette	21/12/23	Appointed to contractor	May 24
Heath Square	3 bed duplex	10/06/23	Issue with Insurance	T.B.C

Vacant Senior Citizens Units (14 in total)				
Address	Type of unit	Date of vacancy	Status	Estimated Completion Date
Deanstown Court	1 bed	05/04/24	Direct Labour	Sept 24
Glasanaon Court	1 bed	01/03/24	Direct Labour	July 24
Glasanaon Court	1 bed	01/05/24	Direct Labour	Sept 24
Glasanaon Court	bedsit	14/02/24	Direct Labour	June 24
Glasanaon Court	bedsit	06/02/24	Direct Labour	June 24
Griffith Crescent	1 bed	07/03/24	Direct Labour	July 24
Kildonan Court	1 bed	12/02/24	Direct Labour	July 24
Kilshane Court	2 bed	22/03/24	Direct Labour	Aug 24
Merville Court	1 bed	28/02/24	Direct Labour	R.T.L

Vacant Senior Citizens Units (more than 4 months)				
Glasanaon Court	bedsit	14/08/23	Direct Labour	R.T.L
Kildonan Court	1 bed	23/11/23	Direct Labour	May 24
Kilshane Court	2 bed	16/10/23	Direct Labour	R.T.L
Mellowes Court	bedsit	16/10/23	Direct Labour	May 24
Mellowes Court	bedsit	28/09/23	Direct Labour	May 24

Choice Based Lettings

- The following dwellings were advertised through the above scheme.

Type of Dwelling	Location	Closing Date	No of applicants eligible
Senior Citizen Bedsit	14 + 28 Mellowes Court	26/04/2024	8
Senior Citizen Bedsit	40 + 45 Glasanaon Court	26/04/2024	11
3 Bed House	45 Glenties Park	19/04/2024	145
3 Bed House	63 Berryfield Road	10/05/2024	Not available yet
3 Bed House	43 Dunsink Green	10/05/2024	Not available yet

Berryfield Site Update

A meeting was held on 2nd May 2024 with Senior Management to review a new proposed draft design plan for this site. The proposal consists of 8 x 2 bedroom houses for the site.

The Area Housing Manager had a very successful meeting with some of the residents on 14th May 2024 and they are very happy with the draft plans and are eager for the works to start.

Rents Update

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

Assessments	1049
Applications for Permission to Reside	12
Refunds	14

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 Area Office met with the project team with a view to assist in moving the project forward. A meeting with Fingal County Council has been requested in order to expedite pedestrian access from Cappagh Road.

Finglas Employment & Training Working Group

A meeting of the Group took place on Friday 26th April.

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.

A sub group has been formed in order to prioritise activities and to formalise short, medium and long term goals for the Group. A meeting with Derek Kelly has been arranged to assist in ensuring access to employment is part of contract frameworks for projects.

Finglas Business Group

The next Finglas Business Breakfast is to be held in the SAOL Clubhouse, Unit 14 Tolka Valley Business Park, Ballyboggan Road, Finglas, Dublin 11. The Finglas Village Improvement Scheme and a presentation on the SAOL Clubhouse Project are the topics up for discussion.

Berryfield

Meetings have been held with the relevant personnel with a view to finding an agreeable solution to the issues raised by the residents of that area. Some progress has been made and the Area Housing Manager has met with the residents to gauge interest on some of the proposed solutions.

Finglas Village Improvement Scheme

A non-statutory public consultation was held from the 12/02/2024 to the 15/03/2024 (5 week period), with a public information evening held on the 29/02/2024. A total of 70 submissions were received via the online consultation hub by the closing date. Other submissions were made via email and at the Public Information Event on 29th February 2024. In order to inform of this consultation a total of 9,300 leaflets were distributed. There was also promotion through social media and Dublin City Council Alerts. A total of 24 residents attended the information evening.



A Public Consultation Report will be produced in Q2 2024. Subject to the National Transport Authority's approval, the scheme will proceed to Detailed Design and Procurement phase. The scheme is expected to commence construction in Q1 2025.

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 Automobile Association and Environment Impact Assessment 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.

Finglas LUAS Project

An update presentation has been sent to all Councillors. David Weldon the Project Manager from Transport Infrastructure Ireland will attend the May's Area Committee meeting for any queries or clarifications.

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.

A response to the Oireachtas Liaison Officer has been received by email and sent to all Councillors. Further clarification has been sought regarding the issues raised.

Scribblestown

The Area Office is working to revise the framework documents as per request from the Procurement Unit. It is expected that the framework will be published on etenders in the coming weeks. Dates have had to be extended to facilitate. Agreement on taking in charge is expected from Public Lighting and Parks Sections. Roads & Traffic and Drainage Section will complete taking in charge once works detailed in the framework have been completed.

Barry Avenue

A meeting was held on Friday 19th April 2024 between local representatives, TD's, the Local Area Office and the Housing Delivery Section with a view to addressing concerns. It was agreed that various options were to be considered and that a further meeting will be held once the relevant information has been gathered.

The Area Office has been in contact with the shop owners regarding the Shopfront Improvement Scheme with a view to improving the physical environment. Public Domain, Community & Social Development and the Traffic Section have been working in the area to make further improvement including the replacement of ramps on Barry Drive and Barry Park.

Teen Spaces

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.

Church of the Annunciation

HSE Report:

Background

Finglas Primary Care Centre is being delivered via an overall development of a block of land between Cappagh Road, Cardiffsbridge Road, Wellmount Avenue and Fergal's Lane. The stakeholders in the delivery of the development include the Dublin Archdiocese, Dublin City Council (DCC), the Health Service Executive (HSE) and the City of Dublin Education and Training Board.



The overall development will deliver the following:

- New Church and Parish Centre
- Housing Provision
- New Primary Care Centre
- New sporting facilities for the City of Dublin Education and Training Board.

The Finglas catchment area has long been identified as a high priority location for the development of a Primary Care Centre due to the population level, care requirements for the community and the HSE Sláintecare programme which will provide care for patients closer to their home.

Legal Transactions

In order for the Primary Care Centre to be developed, the following legal transactions are required to complete:

1. The development of the Primary Care Centre was dependent on DCC acquiring the Church site and the adjoining Fergal's Field from the Dublin Archdiocese. This has been completed.
2. Now that the church site is in the ownership of DCC we can confirm that DCC and HSE have commenced the legal paperwork for the disposal of the Fergal's Field site to the HSE for the development of the Primary Care Centre, contracts for this are finalised and in process of being executed.
3. HSE are also entering into an agreement with City of Dublin Education and Training Board to swap part of their site between Old Church and Leisure Point to provide the best site for the Primary Care Centre.

The HSE will in turn provide City of Dublin Education and Training Board with part of the Fergal's Field Site and will carry out an agreed schedule of works to replace and improve the recreational facilities for the two adjoining City of Dublin Education and Training Board Facilities namely Coláiste Eoin and Coláiste Ide, College of Further Education. The agreed schedule of works includes three floodlit Astro-turf pitches, a junior GAA 3G all-weather pitch with a surrounding walking track, replacement car parking spaces and a new covered bike parking. The area will be landscaped with paths and planting to ensure that it is visually appealing. There will also be a grass area provided to the schools which could be used for several purposes. The facade for the Leisure-Point Sports Complex, which is an important facility for both the schools and the local community, will be improved, and the remaining carpark will be refurbished. This transaction has been approved by both parties Boards.

Project Design

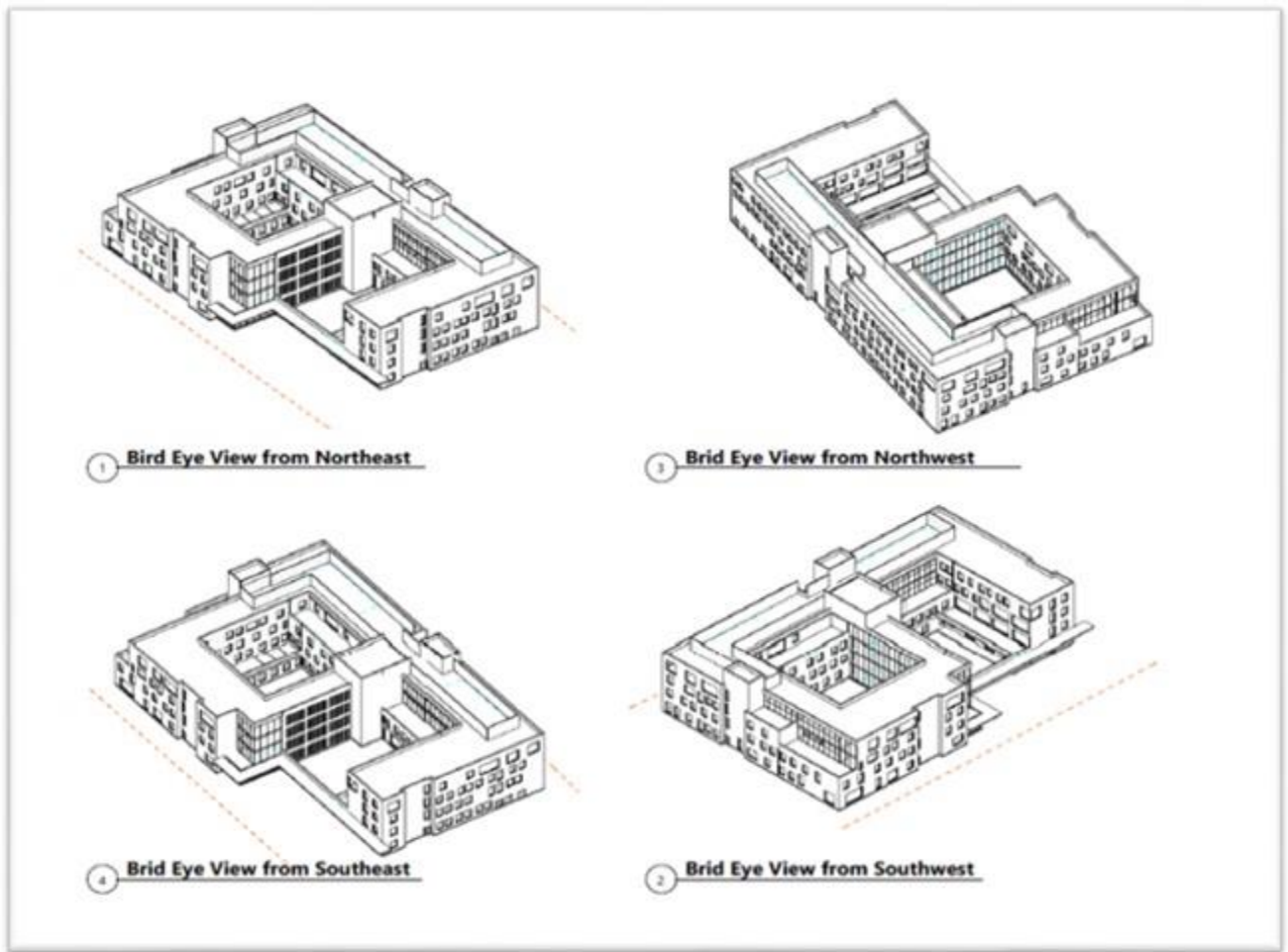
The design of the Primary Care Centre is progressing in parallel with the legal transactions set out above.

HSE and their appointed design team are progressing the project through the normal project stage requirements of the Capital Works Management Framework (CWMF) and the Public Spending Code (PSC).

The Preliminary Design Report (Stage 1 of the CWMF) is complete and has been approved internally in the HSE. The project has progressed to Stage 2A / B Developed Design with a planning application the next milestone for the project.

The Primary Care Centre will be a flagship development and requires consultation with several stakeholders during the design process. The Primary Care Centre will include accommodation for the following:

- Local GP Practices
- Primary Care Team services including
- Nursing
- Speech and Language Therapy
- Physiotherapy



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

Church Report: An architect design team has been appointed and a preliminary design proposal is being considered by the Arch Diocese. It is expected that when all information is gathered and the proposal is agreed, a community consultation will be held in order to agree final designs.

Finglas Support and Suicide Prevention Network

A request from the Area Committee for a detailed report from Finglas Support and Suicide Prevention Network has been completed.

A summary of the documentation provided is as follows:

The Finglas Support and Suicide Prevention Network has been in operation since 2004 and in June 2023 became a company limited by guarantee and not having share capital.

Registration number 747039. The company currently has three directors and two members/subscribers.

Audited Accounts for 2022 provided. A statement of accounts for 2023 has also been provided. Mission statement, Vision and policy documents have been provided.

The Network has the support of over 90 organisation locally and nationally.

A team of 10 accredited and student counsellors from ICHAS, IACP and PCI college and provide counselling and support services locally Monday, Tuesday and Friday from 9am to 5pm and on Wednesday 9am to 8pm and Thursday from 9am to 6.30pm.

Funding is provided by community fundraisers and service donations.

The Finglas Area Office has no hesitation in recommending the proposed grant of a 5 year short term letting of 46/47 Mellows Court, Finglas, Dublin 11 to Finglas Support and Suicide Prevention Network.

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 Notification (EN1) April 2024

<u>Non Regular or Regular Events</u>	<u>Event Category</u>	<u>Event Title</u>	<u>Audience</u>	<u>Date and Time</u>
<u>Regular</u>	<u>Inclusion and Diversity</u>	<u>Autism-Friendly Library with Sensory Room</u>	<u>All Ages</u>	<u>Saturdays from 10am – 11.30am</u>
<u>Regular</u>	<u>Inclusion and Diversity</u>	<u>Tofertafl (magic table) is available for groups to book. Please contact Finglas library for further information. Children must be accompanied by an adult.</u>	<u>All Ages</u>	<u>Please contact library to book a session for your group.</u>
<u>Regular</u>	<u>Book Club</u>	<u>Book Ends Adult Book Club – open to all who live or work in the Finglas area</u>	<u>Adults</u>	<u>1st Saturday of the month @ 2pm</u>
<u>Regular</u>	<u>Book Club</u>	<u>Adult Book Club (contact library for waiting list)</u>	<u>Adults</u>	<u>1st Thursday of the month (fully subscribed but contact library)</u>
<u>Regular</u>	<u>Book Club</u>	<u>D11 Readers Children's Book Club</u>	<u>Children</u>	<u>2nd Wednesday of the month @ 3.30pm</u>
<u>Regular</u>	<u>Crafts</u>	<u>Knitting and Craft Group – all welcome</u>	<u>Adults</u>	<u>Fridays at 11am</u>
<u>Regular</u>	<u>Book Club / Crafts</u>	<u>Toddler Book & Craft Group with Barnardos – two sessions per week. (Contact library for waiting list for September.)</u>	<u>Children (Toddlers)</u>	<u>Restarts after Easter Break – the groups are currently full but contact the library if you would like to be added to the waiting list for September.</u>

Sports Development Programme

Derek Aherne is the new Sports Development Officer for Finglas West & South.
Derek is a welcome addition to the services being provided in the Finglas Area.

DCS&WP Programme Name	Description of Activity	Start Date	End Date	Age Group	Gender	Location (Name of Centre, Park, School etc.)
School Activity Week	GIRLS START - BOX	1st May	2nd May	10+	Female	St Joseph's GNS
Couch To 5km	Get Finglas Walking (Pilot)	1st May	25th June	30+	MIXED	Finglas Sports & Fitness
School Activity Week	GIRLS START - BOX	1st May	2nd May	10+	Female	St Joseph's GNS
Women's Mini Marathon	Beginner Walk or Jog	2nd May	2nd June	25+	Female	Wednesday – Dunne's Car Park, Finglas
Bike Week	School Cycle Promotion Training	14th May	15th May	10+	Male	St Kevin's Primary School
HELL & BACK Youth Programme	Teenage / Family Hell & Back Programme	23rd May	8th June	12+	MIXED	Ballybough
International Men's Health week	Walk / Cycle / Swim / Mindfulness & Gym	10th June	16th June	18+	Male	Varied
DCS&WP Trail Walk Programme	Intro Trail & Hill Walks	11th June	25th June	21+	MIXED	TBC Dublin & Wicklow
Summer Projects	Fun, Games, BMX Sailing, Kayaking & Aquazone	17th June	31 st Aug	10+	MIXED	Varied

Community & Social Development

Seamus Ennis Events:

Dublin City Council arranged a series of events to highlight the life and work of Seamus Ennis. The events focused on community participation in music workshops as well as history and folklore.

Trip to the Naul:

Dublin City Council in conjunction with the Seamus Ennis Centre arranged a music workshop for Finglas Branch Comhaltas Ceoltóirí Éireann and other local traditional musicians.

Over 120 people attended the event in the Seamus Ennis Arts Centre in the Naul, Co Dublin. To facilitate participants from the Finglas Area, Dublin City Council organised a bus to and from the event.

The event was led by well know accordion player Paudie O Connor.



School's Project:

Dublin City Council, Finglas Area in conjunction with the NWA Historian in Residence have invited local primary schools to participate in a programme that looks at the folklore collected by Seamus Ennis.

The programme will feature a short history of the life of Seamus Ennis and the retelling of some of the stories and poems he collected.

Mansion House Event:

Finglas Area Office will host an event in the Mansion House to celebrate the life and legacy of Seamus Ennis. The event will feature a presentation on the life and work of Seamus Ennis by Dr. Mary Muldowney, NWA area Historian in residence.

Finglas Branch of Comhaltas Ceoltóirí Éireann will provide music on the night.

The event will take place on Tuesday 28th May 2024 at 7.00pm in the Mansion House

A limited number of tickets are available for the event. If you would like to attend, please register by emailing finglascommunity@dublincity.ie or call 222521/0871737666.

Football for All:

The Community & Social Development Section, was delighted to invite the Finglas Sports for all Group to the Finglas Area Office to present the group with specialist play equipment.

The specialist equipment allow the children to play with their peers through sound and sight.

Particular thanks to the parents who brought the children along to the event. The Community Development Section is proposing to arrange a presentation of medals to the Sports for All participants in the Mansion House later this year.



Voluntary Summer Projects 2024:

Community & Social Development Section, Finglas Area Office has worked diligently over the past 6 months with Crosscare and Community Volunteers to deliver 9 Voluntary Summer Projects in the Finglas area.

The Finglas Summer Projects are as follows:

- Fuse Summer Project
- Scoil Ciaran Summer Project
- Sunshiny Days Summer Project
- St. Kevin's & St. Joseph's Summer Project
- Finglas West Summer Project
- Rivermount Summer Project
- Meeting Place Summer Project
- Finglas Traveller Summer Project
- St. Helena's Summer Project.

Dublin City Council contributes €90k to the cost running/insuring of approximately 40 Summer Projects in the DCC area.

Additional supports to Voluntary Summer Projects this year include €300.00 for Summer Projects to deliver home based activities, which could include Arts & Crafts, Play, Sports and Fun Days.

In late August Dublin City Council in conjunction with Croscare will hold a volunteer appreciation night in Erin's Isle GAA Club, this event is extended to Summer Projects across the city.

Dublin City Council also provides Family Zoo passes to all Summer Projects.

Summer Projects that have Special Needs requirements will receive a further €300.00 to help with their costs.

Dublin City Council also funds Non-Voluntary Summer Projects/Programmes, these Projects/Programmes are run by paid full time workers.

Finglas Opera;

The Finglas Opera will take place on Thursday 13th June in St Canice's Church, Main St, Finglas.

The event has grown in popularity over the years with around 500 people attending last year's event.

Tickets will be available to the public towards the end of May at a cost of €5, this year the proceeds will go to Finglas Counselling Services

More information will be available closer to the time of the Event and will be posted throughout the area.



Environmental Enhancements 2024

Community & Social Development, Section Finglas Area Office have organised a sustainable planting workshop on Tuesday 21st of May at 7pm. The workshop will take place in the rear car park of the Finglas Civic Centre, Mellows Road.

Community Groups who enhance their neighbourhoods by planting up containers and flower beds in public areas are invited to attend.

Following the workshop vouchers will be distributed for a local Garden Centre to purchase plants for their projects.

Pat Teehan

Finglas Area Manager