

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

**Meeting:
Item No:**

Darndale Housing Report 1st September - 1st October 2024

Estate Management

No. Anti-Social Complaints per 1997 Act - drug related	5
No. Anti-Social Complaints per 1997 Act - not drug related	9
No. Other Complaints (nuisance)	10
No. Individual Cases that complaints relate to	0
No. Racial Harassment Complaints	0
No. Anti-Social Interviews per 1997 Act	4
No. Other Interviews	12
No. Requests for Mediation	1
No. Complaints Referred to Central Est. Mgt. Unit for Action	0
No. Live Case Files (at the end of month)	14
No. Case Files Closed	10
No. Section 20 Evictions	0
No. Excluding Orders	0
Applied for by tenant	0
Applied for by DCC	0
Granted in court	0
Refused/failed in court	0
Withdrawn	0
No. Surrender of Tenancy due to Anti-Social Behaviour	0
No. Tenancy Warnings served	0
No. Possession Orders requested	0
No Court Orders Granted	0
No. Appeals / Judicial Reviews / Challenges	0

Housing Allocations

Housing & Apartments			
Category	Housing	Transfers	Choice Base Letting
Bands 2 & 3	0	0	0
Medical	0	0	0
Welfare	0	0	0
Homeless	1	0	2
Travellers	0	0	0
Homeless HAP	0	0	0
De-tenanting	0	0	0
Estate Management	0	0	0
Maintenance Grounds	0	0	0
Surrendering Larger	0	0	0
Unable to afford	0	0	0
Succession	0	0	0
Total	1	0	2

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

Voids Report

Vacant Housing Units (23)				
Address	Type of unit	Date of vacant Possession	Estimated Completion Date	Status
Beaumont Court	2 bed apartment	04/02/2024	12/10/2024	Works in progress
Beaumont Rd	4 bed house	15/08/2024	14/01/2025	Works in progress
Belcamp Gardens	3 bed house	21/04/2024	21/07/2024	Under Offer
Bunratty Ave	3 bed house	04/02/2024	03/12/2024	Works in progress
Ballyshannon Rd	3 bed house	21/04/2024	25/08/2024	Ready to Let
Buttercup Pk	4 bed house	21/07/2024	01/12/2024	Works in progress
Buttercup Pk	3 bed house	12/09/2024	21/12/2024	Works in progress
Castle Elms	2 bed house	17/09/2024	30/12/2024	Works in progress
Castletimon Rd	3 bed house	11/02/2024	30/08/2024	Under Offer
Clonshaugh Drive	3 bed house	12/12/2023	05/04/2024	Works in progress
Collinswood	4 bed house	07/03/2024	30/08/2024	Works in progress
Cromcastle Ave	3 bed house	02/06/2024	17/10/2024	Works in progress
Castlekevin Rd	3 bed house	06/08/2024	06/12/2024	Works in progress
Dundaniel Rd	3 bed house	23/06/2024	02/12/2024	Works in progress
Greencastle Road	3 bed house	11/08/2024	17/12/2024	Works in progress
Kilbarron Road	3 bed house	09/05/2024	13/10/2024	Works in progress
Larch Hill	2 bed house	10/07/2024	10/10/2024	Works in progress
Marigold Crescent	3 bed house	17/06/2024	10/10/2024	Under Offer
Newbury Grove	3 bed house	09/05/2024	30/08/2024	Under Offer
Snowdrop Walk	3 bed house	27/02/2023	10/07/2024	Under Offer

St Brendans Park	2 bed house	29/11/2022	On hold	Long term maintenance
Primrose Grove	3 bed house	12/06/2023	15/11/2023	Under Offer
Primrose Grove	4 bed house	01/03/2024	06/09/2024	Under Offer

Darndale Area Office Reception Stats September 2024

	TOTAL
MAINTENANCE	101
HOUSING	42
ESTATE Mgt	32
OTHER	27
TOTAL	202

Voids Report

Older Persons Units -3

Address	Unit Type	L.E.A.	Date of Vacant Possession	Status
Kilmore Place	One Bed	North Central	18/02/2024	Under offer
Kilbarron Court	Bedsit	North Central	01/03/2024	Under Offer
Kilbarron Court	One Bed	North Central	01/05/2024	Works complete

Current Housing Projects

Glin Court

Construction work is ongoing. The project programme remains on track with no delays reported. We have reached structural completion and we are on programme to deliver December 2024. The Allocation process of these units are currently being reviewed. The contractor has been liaising with local Residents in the adjacent houses on Glin Grove, addressing any concerns or issues they may have.

Cromcastle Court / Woodville

Public Consultation/information evening, was held on 9th October 2024, in Kilmore Recreation centre. This was an opportunity for the community to see the proposed design and meet with members of the Design Team, Metropolitan Workshop and Dublin City Council staff, who were present on the evening.

Following a review of the feedback from the public consultation, Housing intend to go to the November Area Committee meeting to notify Councillors of our intention to commence pre part 8 circulation. Once a design has been agreed, and subject to funding approval, we will be able to apply for planning permission for the new development.

The proposal is for the demolition of the existing three housing blocks on the Cromcastle Court site and for the construction of a new social housing scheme in its place and the development of the Coalyard site. The plans show for 118 homes on the Cromcastle Court site and 34 older person homes on the Old Coalyard site.

Oscar Traynor Road Site

The date for next meeting of consultative forum is in process of being agreed with forum. The Enabling works are ongoing. The main contractor Glenveigh commenced on site in January 2024 with phased delivery to end 2027. Progress is good and there are no delays reported.

The Oscar Traynor Road Development will accommodate 853 new homes on the site of approx. 17.1 ha as well as the following amenities:

- A total of 3.64ha public open spaces comprising;
- Lawrence Lands Park' (3.12ha), featuring the re-opened River Naniken and incorporating allotments, orchards, nature trails, skate and scooter park, wetlands with boardwalks and weir/pedestrian bridge over, cycle trails and woodlands;
- 5 pocket parks, including Kilmore Gardens (580 sq.m), Lawrence Gardens (2,548 sq.m), Castle Gardens (1,522 sq.m) Pocket Park West 1 (260 sq.m) and Pocket Park West 2 (260 sq.m).
- A 2-storey neighbourhood hub building with a cumulative GFA of 1,680 sq.m including a ground floor unit of 269.3 sq.m to facilitate a Class 1 (shop) and café (food and beverage) use, with 1,411 sq.m of floorspace at ground and first floor levels designated for Class 10 (community/arts) and/or Class 11 (cultural) uses
- A 2-storey crèche (with capacity for 154 children) including an associated outdoor play area.
- 7 new pedestrian/cyclist access points including 4 at Coolock Lane, 1 at Lorcan Park, 1 at Castletimon Gardens and 1 at Castletimon Road.

Cromcastle Underpass Site

The Tender process has concluding and the preferred Tender has been identified. The project is on track to commence construction by end of 2024. The scheme is for 146 units in

a mix of social (13) and Cost rental (133) tenures. In progressing its plans and proposals, the LDA promotes a proactive and inclusive approach to community and stakeholder engagement. Public and stakeholder input was sought during the consultation phase and the design has been updated to reflect feedback from the public.

A total of 479m² of Community/Cultural space is proposed at ground floor level within the scheme. This is split into two spaces, 158m² within Block A and 321m² within Block B. Both units will comprise of uses that are considered Community/Cultural and will be in accordance with the requirement to provide these spaces under the Dublin City Development Plan. Both spaces are accessed off the Public Plaza will be fully accessible to all users. These units will have a level of car and bicycle parking available. The units have been designed to be flexible to allow for a wide range of uses. DCC and The LDA will work collaboratively to identify suitable users for these spaces that will fall into the categories of Community & Cultural uses.

Spine Site and Belcamp B Site – Respond Housing, Approved Housing Body

The Design team are working on a revised proposal for the Spine site, following feedback from the community consultation. The design is being reassessed, including the scale of the apartment block and any other changes that may be required. A financial review is taking place, to assess the overall scheme viability. Respond to agree planning application route with DCC Housing Development for the Spine Site. The scheme will be presented to Respond internal committees – Executive development, Board development Subcommittee for approval, prior to procurement of the design team for planning stage.