

To the Chairperson and Members of
the Central Area Committee

October 2016

North East Inner City Housing Update

(1) Chris Butler, Area Housing Manager

Vacant site, Railway Street

Dublin City Council met with Circle Housing and its architects on the 31st May 2016. Discussions on optimising the site to its full potential and to facilitate the building of the most economically viable numbers of units took place. Clarity was required in relation to the footprint of the site and further investigations have taken place in relation to registration and ownership of parts of the site. Circle have now finalised a proposed design and will attend a further meeting scheduled for 6th October 2016 to discuss these plans.

St. Mary's Mansions

Following a presentation to the residents and the Area Councillors which received a very positive response, a planning application was lodged on the 6th May 2016 for redevelopment of the complex. Final Grant Notice was issued on the 8th August 2016 and Cluid expect work to commence on site in April 2017. The redevelopment is due to be completed in December 2018.

Detenancing continues to take place with a view to having the complex vacated by the end of the year. With the number of tenants who have moved and are in the process of moving, there will only be 16 tenants remaining by the middle of October. Some properties which Cluid had hoped to purchase have fallen through but they are still confident they can source enough properties locally.

Anti-social behaviour continues to be a significant issue in and around the complex and this is likely to increase around the Halloween period. We continue to work closely with the Gardai to try and address this issue.

Gloucester Place/Former IDA site

Construction work commenced in late February following some delays with the issuing of fire certs. As part of the initial works the site has been hoarded off along with the adjacent smaller site which the same developer has agreed to purchase. Plans for the adjacent site will be submitted shortly. The project is progressing well.

Prior to commencement of works a meeting was held on the 26th January 2016 between local Housing staff, residents reps, school reps and Bennetts Construction to outline the project and discuss issues such as traffic and noise management. A further meeting has since taken place and issues around traffic management and window cleaning were raised. Residents in Gloucester Place also staged a protest, blocking the road, but following a meeting between the builder and these residents no further protests have taken place. As most of the issues raised by residents were not directly related to matters that DCC could address it has been decided that DCC will no longer participate in this meetings. The meetings have continued between the contractor and residents and residents can raise any planning or other relevant issues directly with DCC.

No issues have been raised by residents recently.

Castelforbes

The 26 units at Castleforbes (Northbank), that DCC are acquiring, are not completed and are now in the hands of the receiver. Dublin City Council is currently engaging with the receiver regarding the acquisition of the Part V units in the development. Due to the nature of the works to be undertaken it is now extremely unlikely that these units will be acquired before 2017.

Tuath Housing have now agreed contracts to acquire 21 units in Castleforbes Square. Sales are due to close on these units on 3rd October 2016 but some works will be required. Units should be occupied by the end of October or early November. The units will initially be used to temporarily house residents from Gallery Quay where remedial works in relation to water ingress and insulation are required.

Temple House

A paint crew have now commenced painting of the complex.

Avondale House

Following ongoing issues with the security doors in the complex, along with concerns the residents had raised after the violent incident earlier in the year, we will be replacing the doors with a stronger and more durable door. Manufacture of the doors has commenced and we hope to have them installed by late October/early November.

Apartment blocks Sheriff Street

The stairwells and common areas in the apartment blocks at Mariners Port, Crinan Strand and Spencer Dock have fallen into a poor condition over recent years. We have recently installed new, more secure, postboxes and now intend to replace the main entrance doors and the floor covering and to paint the stairwells. It is hoped that these works will commence over the coming weeks.

(2) Brian Kavanagh, Area Housing Manager

Poplar Row, Taaffe Place, Annesley Avenue & Place – Pyrite Issues

The Pyrite remediation works are being carried out in three 10/12 week phases. The remedial works commenced on 12/01/2015 and the Contractor is McCallan Bros Ltd.

All 3 phases have been completed with the exception of some snagging works and all of the tenants having returned to their homes. The work will be inspected before the end of the defects period and any defects attributable to the works will be rectified. These inspections will be carried out around the end of 2016.

Croke Villas

There are 9 dwellings out of 79 currently occupied in Croke Villas. Liaison continues with the remaining residents in trying to source alternative/suitable accommodation for them and offers have been made of alternative accommodation including temporary moves to refurbished flats in the front block with a view to consolidating the residents to one block pending completion of the units at 2-6 Ballybough Road.

The Project Estate Officer for Croke Villas continues to liaise with An Garda Siochana in relation to drug users congregating on some of the stairwells in this complex.

The Part 8 report in relation to the demolition of all four blocks goes before the October meeting of the City Council.

The Main Tender for the development of the units on 2-6 Ballybough Road has been assessed by Dublin City Council and is with the Department of Housing & Community seeking their approval to proceed with the award of contract to the successful tenderer.

City Architects have appointed the design team for the overall project and preparation of a Part 8 for the cottages on Sackville Ave, housing units on the site of the Croke Villas flat blocks and the roadway has commenced.

Ballybough House

Housing Maintenance Division is continuing to refurbish the void dwellings in the complex and a new CCTV system is to be installed in the Precinct/Complex later this year. Works to the roof to prevent access for storage of bonfire materials have been completed.

The problem of youth's congregating on the stairwells in this complex is ongoing. The Project Estate Officer is continually liaising with An Garda Siochana to identify the individuals causing these problems in the complex and to take whatever action is required to resolve this problem. A number of interviews have been carried out.

The trial of Choice Based Lettings in this complex has been successful. Eighteen units have been let as a result of this course of action to date with a high number of applicants applying. A further 2 bed unit is currently advertised.

The Area Housing Manager, the Project Estate Officer and the Community Development Officer continue to meet with Residents and good progress has been made with residents working with the Area Office to bring about improvements at the complex.

Vacant Site at Poplar Row

Oaklee lodged a planning application ref: 4124/15 on 30th November 2015 for a development of 29 units of accommodation (4 no. 2 beds and 25 no. 1 beds) at Poplar Row (formally Block 2). Planning permission with conditions was granted to Oaklee Housing on 10th June 2016 however an appeal has been lodged with on Bord Pleanala by the local Residents Association. A meeting with Area Councillors, Oaklee Housing Trust and representatives from the adjacent residents was held on the 5th July 2016 in relation to their concerns with an agreement to provide additional information as to the effect the proposed building will have on the light to adjoining homes. An agreement was also reached to ensure improved communications by forming a liaison group with DCC, Oaklee and Resident representatives when the development commences. Oaklee Housing Trust were advised on Friday 30th Sept 2016 of a notice to grant planning by ABP for Poplar Row. Work on the detailed design can now commence and site surveys will be carried out by Oaklees Design team over the coming weeks.

Tom Clarke House

Work commenced on site on the 2/11/2015 converting bedsits into one bedroom apartments. The Contractor is D&S Higgins Construction Ltd. Work on the first phase is completed and the units are allocated, work on phase 2 will commence as soon as clarifications in relation to Phase 1 are agreed between the contractor and DCC's Quantity Surveyors Division.

St. Agatha's Court

The Peter McVerry Trust was asked by Dublin City Council to bring forward proposals for the site at St. Agatha's Court. The proposal put forward is to convert 16 units into 8 larger units and construct 4 additional units giving a total of 11 units. The units have been vacant for some time so it would bring them back into use. The Department of Environment Community and Local Government in May granted approval in principle to the construction of the 11 units at a cost of €1,170,000 with a view to starting on site in 2015.

Work commenced works on site since late April 2016 and is progressing well.

Disposal of the site (by lease) to the Peter McVerry Trust was approved at the March meeting of the City Council. Work commenced on site on 25/4/2016.

North West Inner City Housing Update

(3) Seán Smith, Area Housing Projects Manager

Dominick Street Lower

The part 8 proceedings for 5-3 bed town houses, 68 apartments consisting of 5-3 bed, 50-2 bed and 12 1-bed units, a community facility and retail/commercial units with 47 car spaces at basement level on the eastern side of Dominick Street commenced on Thursday 6th October 2016.

Each tenancy will be met by my team during the month of October to answer any questions they may have regarding the development and ensure their housing records are up to date.

A number of meetings will take place with the Dominick Street Lower redevelopment group and our design team during the months of October and November.

Luas Cross City Works

Residents of Constitution Hill, Dominick St Lower, Dominick House, Dominick Court and Dominick St Upper have been kept updated on the progress of the Luas Cross City (LCC). LCC staff and the Contractor (SSJV) have discussed the programme of works with local residents. Contractor is currently on-site in Constitution Hill, Dominick Street Lower/Upper, Mountjoy St, Dorset Street/Bolton Street and Parnell Street.

To facilitate works required for the Luas Cross City Main Works contract on Dominick St Upper and Dominick St Lower, it will be necessary to restrict traffic in the area. Sisk Steconfer JV (SSJV) is working on behalf of Luas Cross City to execute the track laying and main infrastructure works for the new Luas line.

Around 90% of the tracks are down in the city centre. There are a few locations near junctions that SSJV are building in a phased approach. e.g. near the Parnell Monument, Dominick St, Dorset St and Bolton junctions. The electro mechanical works and the preparation for the overhead cabling system has started. This programme runs parallel with the civil works to ensure that the contractor can deliver the Luas Cross City project by end of 2017.

- **Dominick Street Lower – Dorset Street Junction**

On 7 September the works started to bring the twin tracks through Bolton Street junction with Dominick Street.

Vehicles travelling northbound got diverted via Mountjoy Street onto Western Way. The left hand turn at the junction will not be possible during the track laying. The duration is 8 weeks. Vehicles travelling eastbound will continue to take a right towards Dorset Street. The traffic flow is unchanged here. The Dominick Lane layout was made two-way again to help the traffic flow in the general area. On completion of these section the track laying in the northern part of the junction between Dominick Street Upper and Dorset Street junction will follow.

Due to the complexity and the large volumes of traffic flow in this area, the works are done in phased approach and there may be some weekend shifts involved to avoid traffic disruption during normal hours.

On 8 September the last section of track on Parnell Street West was dug between Tesco Parnell Street (opposite Moore Street) and the junction of Dominick Street and Parnell Street. SSJV has created a new traffic lane adjacent to the track site to maintain the local access movement for emergency vehicles via Moore Street and Moore Lane on to Parnell Square West

The footpath works are ongoing in preparation of the next phase.

- **Dominick Street Upper**

During September, the last piece of southbound track commenced in the area of Dominick St Upper between Palmerston Place and Mountjoy Street junction. These works are due for completion the first half of October. On completion, the last section of tracks to be constructed will be in the area of the Plumb Merchants and Cumiskey's pub towards Western Way.

Footpath works are planned in Parnell Street and Pedestrian diversions will be put in place.

Sisk Steconfer JV (SSJV) crews will endeavour to reduce the impact of the works to a minimum. However, if you need to get in touch with us during these works, you will be able to reach SSJV's site representative on 01/5397979.

Constitution Hill

An external painting programme commenced in September. All ground floor units and external walls will be painted and graffiti removed. Ongoing meetings with Residents are taking place. Luas Cross City Staff, the Housing Manager and Project Estate Officer are keeping Residents up-to-date on the proposed plans/works for Broadstone Gate.

Dorset Street & Saint Marys Terrace

Downey and McConville Architects have been appointed as the design team for the pilot project in St Mary's Place (39 units). The concept is to bring these units into the 21st Century. We are at design stage and are with the Department of the Environment, Community & Local Government working on the cost appraisal. The cost appraisal went down to the Department on Monday 29th August. I expect to go for part 8 in Quarter 4, 2016 subject to funding being made available. The housing project team have been working closely with the residents.

D.C.C has been tackling ongoing issues with vermin in the Dorset Street complex. To date we have arranged to have the bin chambers, all basements and man holes inside and outside the complex baited by pest control. Individual addresses in Dorset Street have also been baited and pest control is dealing with complaints as they are received. These actions are monitored.

Ongoing meetings with Residents, Estate Management and the Gardai in relation to antisocial behaviour in Dorset Street and Saint Marys Place complex.

Blackhall Place/Marmion Court

An extensive painting programme for the Blackhall/Marmion complex is ongoing. All external painting works are now complete and work has commenced internally, on the courtyard, gable ends and communal areas. Pest control has baited all shores and sewers in and outside the complex and monitoring is in place. Electrical services have completed works on the defective lights in the complex.

Saint Michans House

Wired Up Solutions are currently on site in Saint Michan's House, installing new C.C.T.V. Five cameras, three PTZ's and two fixed cameras will be completed mid October and will be connected to the Housing Office Parnell St for monitoring/viewing. Two speed restriction ramps have been installed at the vehicular entrance of Block B, these works are now complete. Pest control has baited all shores and sewers in and outside the complex and monitoring is in place.

Chancery House

D.C.C has been tackling ongoing issues with vermin in Chancery House. To date we have arranged to have the bin chambers, all basements and man holes inside and outside the complex baited by pest control. These actions are monitored. Parks Department are in the complex planting winter bedding plants in the raised bedding area.

Hardwicke Street

The painters are on site in Rory O'Connor House and Dermot O'Dwyer House, all stairwells and bin chambers will be painted and graffiti removed.

C.C.T.V

A contractor is on site in Dominick Street Upper, Constitution Hill, Hardwicke Street, Dorset Street and Kevin Barry House, repairing the defective cameras in these complexes.

Smithfield Boxfest 2016

Smithfield's International Boxing event took place from the 29th September – 1st October, in Aughrim Street Sports Centre. Hundreds of up-and-coming boxers from across Ireland and Europe took part in the event as well as local boxers from the NWIC Area. This event was organised by Sports Officer Igor Khmil and was a great success.

Halloween – 2016

Meetings are ongoing with various sections off DCC and An Garda Síochána in relation to targeting collection of firewood and pallets in all complexes. From 1st October, waste management have provided a truck to patrol the area and collect items that may be used as bonfire material.

Halloween events have been scheduled to take place in three of the Community Centres, Georges Place, Hardwicke Street and Dominick Street Lower. The Cauldron of Smithfield will take place again this year and it is expected that over 2,000 people will pass through the square. This event was organised with the assistance of local resident/youth/community groups and An Garda Síochána from the Bridewell.

Following on from the success of last year, a scary movie night and a big screen play station fifa competition, will take place in the week leading up to Halloween in 4 of our complexes Constitution Hill, Kevin Barry House, St Michan's House and Blackhall/Marmion. Culminating in the final as part of a number of activities in the Cauldron of Smithfield Event on Halloween itself.

The Following Complexes have regular meetings between residents and Estate Management and there are no outstanding issues.

- Henrietta House
- Dominick Court
- Dominick House/Palmerston Place
- Dominick Street Upper
- Eccles Court
- Saint Peters Court
- Kevin Barry House
- Sheridan Place/Court
- Hardwicke Street
- North King Street

(4) Dick Whelan, Area Housing Projects Manager

St. Bricins Park

The allocation of units in the refurbished Block 1 will commence shortly and it is expected that all remaining residents will have completed their moves by the end of October. Preliminary strip out works have commenced on Blocks 2 and 3 and Phase 2 construction should commence without any undue delay with a scheduled completion date in the Spring of 2017.

O'Devaney Gardens

Demolition of Blocks 10 & 11 (64 flats) is proceeding satisfactorily. The introduction of revised allocations policies on a temporary basis has resulted in three immediate offers of alternative accommodation to remaining residents. Two of these offers have been accepted and, when completed, will leave eight occupied flats in O'Devaney. All tenants who move as a result of offers under these temporary arrangements will have the opportunity to return on completion of the first phase of any future social housing development on O'Devaney lands.

Drumalee Court

In conjunction with the 2 into 1 works, improvement works on the courtyard area are being undertaken. The remaining two units should be available for allocation at the end of October.

Eileen Gleeson

Assistant Area Manager