

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

Meeting: 18th October 2016

Item No: 5

Housing Matters: Cabra-Finglas Report Jan-Sept 2016

Estate Management

	FINGLAS	CABRA
No of Anti social complaints per 1997 act Drug Related	7	2
No of Anti social complaints per 1997 act <u>Not</u> Drug Related	6	4
No of other Complaints	23	19
Total Complaints	36	26

No of Anti Social Interviews per 1997 act	2	1
No of Other Interviews	24	20
Total Interviews	26	21

No of Requests for mediation	4	2
No of Complaints referred to central unit for Action	4	1
No of Section 20 Evictions	0	0
No of excluding Orders applied for by Tenant	0	0
No of Excluding orders applied for by DCC	0	0
No of surrender of Tenancies due to Anti Social Behaviour	0	0
No of Notice to Quits sent to Central Unit	0	0
No of Court Orders Granted	0	0
No of Appeals / Judicial Reviews Challenges	0	0
No of Warrants executed (Evictions)	0	0

Housing Allocations

Category	Housing		Transfers	
	FINGLAS	CABRA	FINGLAS	CABRA
Bands 2 & 3	5	1	0	2
Medical	0	1	0	0
Welfare	1	1	0	1
Homeless	2	2	0	0
Travellers	1	1	0	0
De-tenanting	0	0	0	0
Maintenance Grds	0	0	0	0
Surrendering Larger	0	0	0	0
Unable to afford	0	0	0	0
Total	9	6	0	3

Senior Citizens Allocations

Category	Housing		Transfers	
	FINGLAS	CABRA	FINGLAS	CABRA
Bands 2 & 3	6	1	9	0
Medical	5	1	1	0
Welfare	2	1	0	1
Homeless	5	2	0	0
Travellers	0	0	0	0
De-tenanting	0	0	0	1
Maintenance Grds	0	0	0	0
Surrendering Larger	0	0	1	0
Unable to afford	0	0	0	0
Financial Contribution	0	0	0	0
Total	18	5	11	2

Voids Report

There are currently 12 vacant housing units in the Finglas Area

Address	Type of unit	Date of vacancy	Remarks
15 Barnamore Grove	House	24/06/2016	Works in progress
6 Barry Drive	House	24/08/2016	Works in progress
9 Barry Close	House	01/09/2016	Works in progress
12 Casement Park	House	09/08/2016	Works in progress
3 Kilshane Road	House	01/07/2016	On offer
225 McKee Avenue	House	17/05/2016	On offer
59 Mellowes Avenue	House	30/01/2015	On offer
101 Mellowes Avenue	House	14/04/2016	On offer
61 Ratoath Avenue	House	27/06/2016	*
63 Ratoath Avenue	House	26/07/2016	*
825 Ratoath Road	House	03/10/2016	Works in progress
41 Sycamore Road	House	25/07/2016	Works in progress

* As 61 & 63 Ratoath Avenue are vacant the Local office is looking at ways to redesign the entrances to both these houses to alleviate anti-social behaviour and to improve the appearance of the properties.

There are currently 8 vacant housing units in the Cabra Area

Address	Type of unit	Date of vacancy	Remarks
156 Carnlough Road	House	24/06/2016	On offer
10 Chancel Mews Riverston Abbey	House	09/09/2016	Works in progress
153 Dingle Road	House	28/09/2016	Works in progress
131 Killala Road	House	01/08/2016	Works in progress
108 Quarry Road	House	04/05/2016	Works in progress
66 Saint Attracta Road	House	28/09/2016	Works in progress
33 Villa Park Gardens	House	25/07/2016	Detenancing (O'Devaney Gardens)
5 Villa Park Drive	House	18/08/2016	Works in progress

There are currently 15 vacant senior citizens units in the Finglas area

Address	Type of Unit	Date of vacancy	Remarks
6 Brookville Court	1 bed	20/09/2016	Works in progress
12 Clareville Court	1 bed	08/06/2016	Works in progress
29 Clareville Court	2 bed	24/04/2016	Works in progress
33 Clareville Court	Bedsit	12/09/2016	Works in progress
41 Clareville Court	Bedsit	28/06/2016	Works in progress
50 Clareville Court	1 bed	22/06/2016	Works in progress
59 Clareville Court	1 bed	07/04/2016	Works in progress
70 Clareville Court	Bedsit	26/08/2016	Works in progress
11 Kilshane Court	2 bed	09/05/2016	Wheelchair Accessible
3 Mellowes Court	Bedsit	02/09/2016	Works in progress
42 Mellowes Court	Bedsit	26/09/2016	Works in progress
58 Mellowes Court	1 bed	06/09/2016	Works in progress
60 Mellowes Court	1 bed	02/09/2016	On offer
1 Merville Court	1 bed	10/07/2016	On offer
35 Merville Court	1 bed	28/09/2016	On offer

There are currently 10 vacant senior citizens units in the Cabra area

Address	Type of Unit	Date of vacancy	Remarks
19 Convent View Cres	Bedsit	09/06/2016	Works in progress
26 Convent View Cres	Bedsit	28/02/2016	On offer
27 Convent View Cres	Bedsit	16/05/2016	On offer
35 Convent View Cres	Bedsit	18/08/2016	Works in progress
27 Dunard Court	1 bed	06/12/2015	On offer
48 Dunard Court	Bedsit	02/08/2015	On offer
50 Dunard Court	Bedsit	18/07/2016	Works in progress
51 Dunard Court	Bedsit	03/05/2016	On offer
20 Rowan Hamilton Court	1 bed	11/05/2016	On offer
22 Rowan Hamilton Court	1 bed	4/09/2016	On offer

125 Carnlough Road

The Keyworker (case officer) who is looking for succession to tenancy on the applicant's behalf has been in discussion with the area office in connection with this dwelling. During these discussions it was stated Dublin City Council intends to remove all items and clear the house after the 17th October.

Rents Update

The Finglas Area Office continues to provide a rent assessment service for tenants living in the Finglas and Cabra areas.

Finglas Rent Assessment Update	
Assessments	90
Permission To Resides	5
Refunds	3

Barry Area

Meetings have been held with staff from the Local Area Office, the Anti-Social Policy Unit and the Law Department in relation to a problem tenancy in the Barry area. A decision was made to initiate legal proceedings for the recovery of the dwelling.

Fairlawn Park

An abandoned private house at 9 Fairlawn Park has been the source of a lot of anti-social behaviour over a number of months. The Local Area Office has attempted to secure the property on several occasions by steeling all entries into the dwelling. On Saturday 1st October a fire was started at the side of the house which caused the roof to catch fire and collapse: two neighbouring houses have been damaged due to this.

Over the last number of months the Area Office has been looking at different avenues of securing this house. Parts of the boundary wall have been steeled and we installed palisade fencing, all which has been dismantled by local gangs. On 12th October, Kelly Blocks (large concrete blocks) were installed to stop individuals gaining entry from Prospect Hill into Fairlawn Park.

Barnamore Road

25/25a Barnamore Park are private Houses and are owned by the same individual. The Local Area Office has been in discussion with the letting agency in relation to anti social issues/behaviour from these addresses. The Area Office has been informed by the Letting agency that they no longer have any input in these houses. The Letting Agency has been requested to ask the owners to contact Dublin City Council. The owner is out of the country. Derelict site have been informed of our concerns and issues.

Saint Finbarr's Court.

The Planners have rejected the proposed apartments for St. Finbarr's Court as presented at the September Area Committee Meeting. The proposal will have to change to the larger 1-bed units. This will delay the official launch of the Part 8 process by about a week.

It is hoped to have Block 2 in St. Finbarr's Court detenanted by December.

Rapid Housing - St Helena's Drive Update

Dublin City Council has appointed ABM Construction to design and build 39 houses at St. Helena's Drive (11x 3 bedroom units and 28 x 2 bedroom units).

Work is scheduled to commence on Monday the 17th of October. The works are scheduled to be completed in 32 weeks.

One house has been removed from the original plan to facilitate the building of a new back boundary wall between house numbers 11 to 17 Gortmore Drive.

The new boundary wall will be 7 meters out from the original boundary wall and will allow the residents extend their existing gardens out to the new boundary.

It will also allow most of the existing tree line to remain in place and the existing trees will be in the extended garden.

Three trees will remain outside the wall on the housing site. However, two of these trees may have to be removed. The remaining tree will remain in a garden of one of the houses in the new housing development.

Aidan Maher
Assistant Area Manager