

**To the Chairperson and Members of
the Central Area Committee**

November, 2016.

North Inner City Housing Update

(1) Chris Butler, Area Housing Manager

Vacant site, Railway Street

Circle Voluntary Housing Association have now finalised a proposed design and will make a presentation to Councillors on Thursday 10th November in the Central Area Office.

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 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 10 tenants remaining by the middle of November. 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 increased 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. Site clearance works are also underway and the project is progressing well.

Prior to commencement of works a meeting was held on the 26th January 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 now extremely unlikely that these units will be acquired before the beginning of 2017.

Tuath Housing have now agreed contracts to acquire 21 units in Castleforbes Square. Sales are due to close on these units . 11 of these units will initially be used to temporarily house residents from Gallery Quay to facilitate remedial works in relation to water ingress and insulation. The remaining 10

units (8x 2 bed, 2 x 1 bed) will be allocated to applicants from DCC's Housing, Transfer and Priority lists. Selection of applicant is currently taking place and names of nominees will be forwarded to Tuath Housing for interview.

Temple House

A paint crew have now completed 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 mid November.

Apartment blocks Sheriff Street

The stairwells and common areas in the apartment blocks at Mariners Port, Crinan Strand and Spencer Dock have fallen in to 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. These works have now commenced and should be completed by the end of the year.

(2) Brian Kavanagh, Area Housing Manager

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

The Pyrite remediation works were carried out in three 10/12 week phases.

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.

A service along with an inspection of the gas boilers in all these properties will also be carried out as a result of a recent gas leak detected in one of the properties.

Croke Villas

There are 9 dwellings out of 79 currently occupied in Croke Villas 2 of which are currently in the process of moving to alternative accommodation.

Works are continuing on Block 3 to facilitate consolidating the remaining residents from blocks 1, 2 and 4 into the one block and these moves will be completed by early January 2017 pending the completion of the homes 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 was approved at 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 month. Works to the roof to prevent access for storage of bonfire materials were carried out in September and resulted in a reduction of anti social behaviour on the roof over the Halloween period..

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.

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 on offer with occupation was delayed until after Halloween.

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 was 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 has commenced with completion anticipated end of Quarter 1 2017.

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 25th April 2016 and completion is scheduled for January 2017.

Disposal of the site (by lease) to the Peter McVerry Trust was approved at the March meeting of the City Council.

The Peter Mc Verry Trust are liaising with Housing Allocations/ Homeless Services in relation to allocating the completed units.

(3) Sean Smith, Area Housing 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 Wednesday 26th October 2016.

45 of the 48 tenancies were interviewed by the Area Housing Staff during the month of October answering any questions they may have regarding the development and ensuring 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 November and December.

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 St 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.

- **Bolton Street /Dorset Street/Dominic Street Junction**

The track works in this junction are entering the second and final phase. On the 19th October, our teams set up the new fences and completed this set up as quickly as possible. SSJV want to complete the tracks in the junction over the coming weeks. On completion of the track laying in the junction the paving works will commence in the general area of the junction as part of the final surfacing and the rejuvenation of the street. The full junction will be completed by December.

Traffic Flow: Vehicles will reach the area of Dominick Street upper via Mountjoy Street, Southbound. The left turn from Bolton Street onto Dominick Street Upper will be banned due to space restrictions during the track laying works.

- **Western way and Palmerston Place**

This area will be blocked by the track site and local access from Western way will be maintained to serve the Hendron Buidling and Cumiskeys pub and local buildings.

The last tracks for the area will be set up in November, between Palmerston Place and Western way. This will commence once the new access road to Temple Cottages is complete. Paving and road resurfacing works on Dominick Street Upper between the junctions of Mountjoy Street and Western Way will continue during November and December.

Traffic Flow: Local traffic from Plamerston Place will run Southbound towards Mountjoy Street.

The right turn from Palmerston Place towards Western Way/Constitution Hill, will be blocked by the track site.

Vehicles will need to follow the diversion route via Mountjoy Street to reach Western Way. Pedestrian access will be maintained during these works.

- **Broadstone Area (between Constitution Hill and North Circular Road)**
The ballast track construction for the entire off-street section, started on 3rd October. These works will continue up to Christmas and span from Broombridge depot via the DIT Grangegorman campus development area all the way up to the Broadstone Bus Depot site near Constitution Hill.
- **DIT Campus grounds – Grangegorman stop area**
Boundary fences are being erected along the rail alignment. The track works have started at the Grangegorman Stop. At each off-street Luas stop the rails will be embedded in reinforced concrete (similar to the tracks in the city centre streets). Between the stops the rails will continue on ballast track. On completion of the tracks the teams will commence stop platform construction for the Grangegorman Stop.
- **Broadstone area**
The earth clearance works between the future Broadstone and Grangegorman stops are nearly complete. Early November SSJV will commence to construct track drainage, electrical ducting and the bases for the poles which will carry the power system to the new Luas line. The teams are also preparing the track area between Broadstone Depot and North Circular Road Bridge while they continue landscaping works on the earth banks alongside this section. This will be followed by track laying works.
- **Dominick Street Upper**
The last sections of track in the junction of Bolton/Dorset/Dominick junction will complete in November. This will be followed by footpath works in the Dominic Street Upper area all the way up to Palmerston Place.
- **Dominic Street Lower**
During November the road traffic will be switched onto the tracks while the traffic lane gets upgraded to the final finish. In tandem the SSJV crews will continue footpath works in that area until Christmas
- **Bolton/Dorset/Dominic Street Junction – final track works**
The first part of the tracks in the Bolton/Dorset/Dominic Street junction were built on the Dominic Lower end of the junction. This was set up on 8 September and switched to the Dominic Upper Street side of the junction on 20 October. The full junction will be completed by December.

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

A consultant will be appointed in the next couple of weeks and their brief will include the following

- An overall framework with a programme for the proposed retrofit works or demolition.
- A strategy to take account of any considerations required to achieve high level of energy efficiency to Near Zero Energy Performance standards
- Enhancement of the quality of the estate.
- A defined programme of works, which may include retrofit, new construction and public realm improvements.
- Architectural design briefs to carry out deep retrofit or rebuild programmes and subsequent phases of development.

This will assist us in identifying funding from the Department of Housing, Planning, Community and local Government.

The painting programme is now complete. All ground floor units and external walls were painted and graffiti removed. Ongoing meetings with Residents are taking place, next meeting scheduled for mid-November. 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 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 Housing, Planning Community & Local Government working on the cost appraisal. The cost appraisal went down to the Department on Monday 29th August. With the Part 8 expected to commence in quarter 4 dependant on funding. The housing project team have been working closely with the residents.

Meetings ongoing 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 works are progressing internally.

Saint Michans House

Wired Up Solutions have completed the installation of the new C.C.T.V. Five cameras, three PTZ's and two fixed cameras are now connected to the Housing Office Parnell St for monitoring/viewing.

Haymarket/Queen St

A new residents committee group has been set up and monthly meetings are taking place to discuss any issue that may arise. Next meeting scheduled for 8th November 2016.

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.

Halloween – 2016

As part of the Cauldron Of Smithfield festival 4 events were held in St Michan's House, Constitution Hill, Kevin Barry House, Blackhall/Marmion complexes, the events included a Fifa 17' and Just Dance Playstation Tournament which took place on a giant screen in the courtyard, followed by a classic Halloween Movie 'Coraline' . There was also a Live Street Art, Face painting and Free Treats. Those who took part in the games won some amazing prizes on the night and the winners went on to the finals which took place on Halloween Night 31st October at the 'Cauldron Of Smithfield' on Smithfield Square. It featured a Main Stage, Bouncy Castle, Giant Cinema Screen, A Zip Line, Circus Performers, Live Music, A Haunted House, Fire Installations, Dracula's Salon and much more and where there was plenty of other activities for people of all ages to enjoy. Check out the Cauldron of Smithfield Facebook page for photo's. This was an alcohol free event.

This event was organised with the assistance of local resident/youth/community groups and An Garda Síochána from the Bridewell. The event was sponsored by the Central Area and Events Management Section and in excess of 2000 people attended the final event in Smithfield on Halloween night.

Numerous meetings were held with various sections off DCC and An Garda Síochána in relation to targeting collection of firewood and pallets in all complexes. For the last few weeks our team were patrolling and monitoring all complexes in the NWIC area for bonfire material.

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 Manager

St. Bricins Park

All new units in Block 1 have been allocated and residents are in the process of moving in. Full vacant possession of Block 3 will be available shortly and will allow works on Phase 2 to proceed without any undue delay.

O'Devaney Gardens

Demolition of Blocks 10 & 11 (64 flats) is almost complete and when the foundations of both blocks have been excavated and removed the site will be covered with top soil and grassed down. One further offer of alternative accommodation has been made and accepted leaving seven occupied flats in the two remaining blocks.

Drumalee Court:

The last refurbished units are currently being snagged and will be allocated shortly. Paving of the courtyard area to the front of the new units has also been completed.

Eileen Gleeson
Assistant Area Manager