



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

Meeting: 15th November 2016

Item No: 5

Housing Matters: Cabra-Finglas Report Jan-Nov 2016

Estate Management

	FINGLAS	CABRA
No of Anti social complaints per 1997 act Drug Related	5	2
No of Anti social complaints per 1997 act <u>Not</u> Drug Related	3	2
No of other Complaints	19	17
Total Complaints	27	21

No of Anti Social Interviews per 1997 act	2	1
No of Other Interviews	17	20
Total Interviews	19	21

No of Requests for mediation	3	2
No of Complaints referred to central unit for Action	2	0
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	7	1	0	2
Medical	0	1	0	0
Welfare	2	1	0	1
Homeless	3	2	0	0
Travellers	1	1	0	0
De-tenanting	0	0	0	1
Maintenance Grds	0	0	0	0
Surrendering Larger	0	0	0	0
Unable to afford	0	0	0	0
Total	13	6	0	4

Senior Citizens Allocations

Category	Housing		Transfers	
	FINGLAS	CABRA	FINGLAS	CABRA
Bands 2 & 3	6	1	10	0
Medical	5	1	1	0
Welfare	2	3	0	1
Homeless	5	3	0	0
Travellers	0	0	0	0
De-tenanting	0	0	1	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	8	13	2

Voids Report

There are currently 11 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	Choice Base Letting
10 Barry Close	House	01/09/2016	Choice Base Letting
12 Casement Park	House	09/08/2016	On offer
225 McKee Avenue	House	17/05/2016	On offer
59 Mellows Avenue	House	30/01/2015	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
3 Wellmount Court	House	13/10/2016	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 7 vacant housing units in the Cabra Area

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

There are currently 13 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
3 Clareville Court	1 bed	20/10/2016	Works in progress
12 Clareville Court	1 bed	08/06/2016	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	On offer
70 Clareville Court	1 bed	26/08/2016	Works in progress
11 Kilshane Court	2 bed	09/05/2016	On offer
3 Mellowes Court	Bedsit	02/09/2016	Works in progress
42 Mellowes Court	Bedsit	26/09/2016	On offer
58 Mellowes Court	1 bed	06/09/2016	On offer
1 Merville Court	1 bed	10/07/2016	On offer

There are currently 8 vacant senior citizens units in the Cabra area

Address	Type of Unit	Date of vacancy	Remarks
4 Convent View Crescent	Bedsit	29/09/2016	Works in progress
19 Convent View Cres	Bedsit	09/06/2016	Works in progress
35 Convent View Cres	Bedsit	18/08/2016	Works in progress
36 Convent View Cres	Bedsit	02/10/2016	Works in progress
48 Dunard Court	Bedsit	02/08/2015	On offer
20 McKee Court	1 bed	24/10/2016	Works in progress
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

This House has been handed over to the Housing Maintenance Section to carry out the necessary works in order to return it to the housing stock for letting.

Choice Base Letting

6 Barry Drive and 10 Barry Close will be advertised on Dublin City Council's website under the Choice Base Letting Scheme between 14th November and 25th November.

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	119
Permission To Resides	4
Refunds	3

Barry Area

The Local Area Office, the Anti-Social Policy Unit, Dublin City Council's legal representative and the Finglas Drug Sergeant have arranged a meeting this month with a view to moving forward with initiating legal proceedings for the recovery of the dwelling that is causing serious problems in the Barry area.

Fairlawn Park

Kelly Blocks were installed at 9 Fairlawn Park to stop individuals using it as a walkway between Prospect Hill and Fairlawn. This has not worked as more of the 9" thick wall was dismantled to gain access.

This property has been registered with the Derelicts Sites Section and contact has been made with the Management Company dealing with this property with a view to resolving the issue.

Barnamore Park

There are still issues of anti-social behaviour around 25 and 25A Barnamore Park, particularly 25A which is constantly being dumped in and was recently set on fire.

25A Barnamore Park is registered with the Derelict Sites Section and every effort is being made to contact the owner.

25 Barnamore Park is not being registered with the Derelict Sites Section, as it does not meet the criteria at present. However, it is being monitored and will be reviewed.

Scribblestown Flat Roofs

Approval has been granted for the ten remaining flat roofs to be completed in the Scribblestown development. Works is due to commence within ten days.

Saint Finbarr's Court.

The review of the proposed apartment size for the units in St. Finbarr's Court is ongoing and is expected to be completed in the next two weeks. Subject to a further review with the planner the Part 8 process is due to be then launched.

There are five tenants left in Block 2 St. Finbarr's Court. Alternative accommodation has been identified for four tenants and they will be relocated as soon as the repair works have been completed. A suitable vacancy is being sought for the remaining tenant.

Rapid Housing - St Helena's Drive Update

ABM Construction has started work on the construction of 39 houses at St. Helena's Drive.

One house has been dropped from the plan to allow the extension of back gardens of house numbers 11 to 17 Gortmore Drive.

The construction of the 39 houses will take approximately 32 weeks.

Aidan Maher
Assistant Area Manager