



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

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

**Meeting: 15<sup>th</sup> November 2016**

**Item No: 24**

**Ballymun Area Office Report November 2016**

- 1. Community Update**
- 2. Housing/Estate Management**
- 3. Ballymun Economic Development/Town Civic Alliance**
- 4. Safer Ballymun/Drumcondra Glasnevin**

## **1. Community Update**

### **Ballymun**

#### **Events**

The Otherworld Festival 2016 took place on Monday the 31st October beginning with the newly revamped colourful community parade setting off from the two sides of Ballymun, Shangan and Poppintree, connecting up and arriving at the Ballymun Plaza for the opening of the main event at 6pm. The emphasis this year was on inviting even more community groups from the local area to become involved in and play a greater part in the Festival. New groups that came on board this year included Doon Court Residents, Belclare Park Residents, Ballymun Mens Shed and Baile an tSeachar Laoch Residents. Among the new Festival standouts were

1. The fabulous and magical Spirit garden designed by local community artists in collaboration with BRYR Youth Project, Aisling Project, Poppintree Youth Project and local schools.
2. The Witches Brew Café, organised and run by the Sillogue Ladies group, which offered tea/coffee and spooky home baking with proceeds going to Pieta House.
3. A silent disco, which allowed young people to dance while wearing luminous paint and
- 4 Spooky storytelling sessions in Axis Theatre.

All elements of the festival were extremely successful and included: Circus Gerbola, Kiddies Carousel Rides, Setanta GAA Trad Tent, Main Stage Events/Acts with Giant TV Screen. The event culminated with a fantastic Fireworks Display at 8:45pm. The festival is organised by the Ballymun Festival Steering Committee in association with DCC, Axis, Gardaí, Local Youth Projects, schools and community groups. The festival attracted over 5,000 people and was extremely successful.

Christmas Tree Events: The team members are working with local communities on Christmas Tree Ceremonies. Dates agreed are as follows:

- Friday the 2nd December, Ballymun: Renaming of Plaza Event from 5pm, (Ballymun plaza to be renamed as Cearnog an tSeachtar Laoch with a new sign erected), Christmas Tree lighting event from 6pm. Lord Mayor Cllr Brendan Carr will be in attendance at this event.
- Drumcondra: 3pm. Details to be confirmed.
- Friday the 9th December, Santry, Santry Community Centre, time to be confirmed.

#### **Social Inclusion**

##### **Ballymun Safety Week:**

The Community Team helped with a number of elements of Ballymun Safety Week including judging the schools poster competition and assisting with the launch. They also organised and held a safety information evening for Older People which took place on Thursday the 20th October at 6pm. This was organised in conjunction with Local Community Gardaí, Fire Brigade Service, Citizens Information and Third Age. It attracted a number of local people including members from a new active retirement group from Iona Road.

##### **Men's Sheds:**

Team members assisted in the organisation of and attended the Irish Mens Sheds Association National Conference in Belfast on Saturday the 22nd October, and continue to

work as an IMSA advocate for North Dublin Area. A meeting took place with a psychologist from St Michaels House around the idea of setting up a specific men's shed for their service users.

An additional community event to be agreed with Ellenfield Residents for Whitehall Area.

#### Environmental

Work is continuing with local environmental groups as we move toward the bulb planting season. Work was carried out with local residents and GAP to enhance planting beds in Gateway Gardens and in Ard na Meala.

#### General Community Development

The annual Community & Social Development Grant Scheme closed Friday the 28th October. A number of community groups were assisted with filling in forms. Ongoing encouragement is being given by team members for groups to be set up under more formal structures that will allow them to access more funding, allowing the groups to become more sustainable. Meetings took place with Santry Community Centre, Poppintree Early Learning Centre, Aisling Transition, Active Living Ballymun, Sillogue Ladies Club, Magenta Crescent Residents and a local consultation took with residents of Magenta Hall and the Parks Department around new plans for the enhancement of the tree boundary at Swords Road.

#### Cabra, Phibsborough, Glasnevin, Pellettstown.

#### Halloween

Halloween celebrations were very successful this year. A mini festival was held in St.Finbarr's G.A.A. Club on Halloween night with a "Haunted House" and disco catering for over 1000 people. Cabra Mens Group contributed considerably in the management of the entire evening. St. Eithne's Ring Residents organised a similar event on the "Ring" as did Ventry Park Residents in Ventry Park. All events were supported by the City Council.

#### Stoneybatter Pride of Place.

A new residents association has formed recently in Cabra Drive as a follow on to the overall Pride Of Place activities.

#### Phibsborough/Glasnevin.

Phibsborough Tidy Towns are continuing with their on-going activities and in particular the Royal Canal Bank Residents Group's local environmental improvements from the Royal Canal to Phibsborough Library.

#### Christmas Events.

Arrangements are being put in place to facilitate the Lighting of Christmas Trees in Phibsborough, Stoneybatter and Blessington Basin.

## **2. Housing/Estate Management Updates**

#### C.C.T.V

Ballymun Community CCTV system has two separate operating systems, one of which is reaching the end of its useful life and requires replacement. This is being planned at present. The entire system has undergone planned preventative maintenance in recent weeks, this work included checking all of the cameras and updating the monitoring station in the control room.

### Cleansing / Waste Management

Waste Management and the area office are continuing to combat illegal dumping at open spaces. These measures include using the C.C.T.V system to monitor and identify those responsible. The area office has targeted illegal dumping around Coultry, Druid and Knowth Court and St Margaret's Road, a number of tenants have been called and warned about their behaviour.

<b>Ballymun Rent Assessment Update</b>	
	<b>October 2016</b>
<b>Assessments</b>	286
<b>Permission To Resides</b>	6
<b>Refunds</b>	12
<b>Opening of Accounts</b>	9
<b>Closing of Accounts</b>	9
<b>Front Counter Calls</b>	362
<b>Window Replacements</b>	6

### Ballymun Lettings January - October 2016

Allocation Category	Housing List	Transfer List
Band 1 Priority		
Welfare	6	1
Travellers	3	
Surrendering Larger	1	1
Medical	7	2
Homeless	14	
Regen		2
Band 2	9	6
Band 3	13	12
Sub Total	<b>53</b>	<b>24</b>
Total Lettings		<b>77</b>

### Estate Management January - October 2016

No of Anti social complaints per 1997 act Drug Related	37
No of Anti social complaints per 1997 act Not Drug Related	175
No of other Complaints	
Total Complaints	212

No of Anti Social Interviews per 1997 act	89
No of Other Interviews	35
Total Interviews	124
No of Requests for mediation	1
No of Complaints referred to central unit for Action	2
No of Section 20 Evictions	
No of excluding Orders applied for by Tenant	
No of Excluding orders applied for by DCC	
No of surrender of Tenancies due to Anti Social Behaviour	
No of Notice to Quits sent to Central Unit	
No of Court Orders Granted	
No of Appeals / Judicial Reviews Challenges	
No of Warrants executed (Evictions)	

Ballymun Voids

Address	Number	Type	
Ballygall Parade	79	2 Bed	
Ballygall Parade	87	2 Bed	Under Repair
Belclare Park	43	3 Bed	On offer
Carton Close	4	2 Bed	
Coultry Drive	29	3 bed	Under repair
Coultry Drive	87	2 Bed	Under repair
Coultry Drive	96	2 bed	Under repair
Griffith Road	21	2 bed	Under repair
Hampton Wood Ave	103	1 Bed	
Hampton Wood Rd	11	2 Bed	
Longdale Terrace	3	2 bed apt	Under repair
Marewood Crescent	32	1 Bed	
Marewood Crescent	64	1 Bed	Under repair
Shangan Avenue	34	1 bed	Under repair
Shangan Road	323	2 bed	Allocated
Shantalla Road	66	3 bed	Allocated
Silloge Green	3	1 Bed	Under Repair
<b>Senior Citizens</b>			
Ard Na Meala	47		
Albert College	30	OPU	
Burren Court	29		
Burren Court	36		
Botanic Avenue	147		
Botanic Avenue	131		Allocated
Botanic Avenue	139		
Domville Court	3	OPU	
Domville Court	11	OPU	
Sandyhill Gardens	4	O.P.U	Allocated
<b>Pyrite Refurb</b>			
Sandyhill Terrace	5		
Doon Court	8		
Owensilla	53		

<b>Pyrite Long Term</b>			
Carton Court	12		
Carton Terrace	6		
Carton Road	10		
Owensilla	3		

## **West Ballymun Update**

### Halloween

Dublin City Council have made a huge effort to ensure a speedy clean up after Halloween period. There is still some debris smouldering and that will be removed as soon as it is safe to do so. The Public Domain Officer in the Ballymun area, Cleansing, Parks and Estate Management all played a part in ensuring all reports of hoarding bonfire material was responded to. As a result the volume of bonfires on the west side of Ballymun was reduced in comparison to other years. A number of spots that would have been used for bonfires in the past were not used (Belclare Green, Cranogue Road, and Balcurris Park).

### Courts

Estate Management have met with residents from Knowth Court with a view to continuing the painting and estate enhancement programme that has been ongoing in 2015 and 2016. The more established groups are getting ready to review the year and set their targets for 2017 with the help of the Sillogue Neighbourhood Centre facilitators Linda and Val. Speed ramps have been installed on Carraig Road to reduce speeding. Dublin City Council has engaged a contractor to repair and resurface paving slabs in identified courts. Bollards have been installed in Cranogue Road as a traffic calming measure also. Dublin City Council is working with the residents of Druid Court with a view to identifying areas that need improvements in the public lighting in the courts. Estate management carried out 12 interviews relating to reports of illegal dumping in the Poppintree area. All of those who attended for interview had to submit proof of their waste collection. Dublin City Council is working closely with the Public Domain Team in tackling the issue of illegal dumping in the area. There has been an increase in the amount of graffiti in the area. This has been logged and is to be removed.

## **East Ballymun Update**

### Pyrite

Pyrite works are in progress in the Carton Area on the first five houses. Families were moved temporarily into the local area and are expected to be home before Christmas, the expected date for moving back is the end of November. All residents will be informed of potential move dates and phases in the coming weeks. This will be done by letter drop and calling door to door. Anybody with enquiries can contact Connell McGlynn on 222 5730.

### Halloween Clean Up

The Cleansing Section and the Public Domain Section in conjunction with the Area Offices were busy clearing illegal dumping ahead of Halloween. An information campaign was ongoing in industrial estates and housing estates for the need to keep all sorts of materials secure and prevent illegal dumping on the run up to Halloween. This resulted in a large amount of burning material being removed from the area and reduced the amount of bonfires in the area to two fires, which the Parks Section cleared in the following days.

### Coultry/Shangan/Forestwood

The local office is engaging with new community groups in Shangan, Whiteacre and Coultry which resulted in new neighbourhood initiatives. GAP is engaging locals in these projects such as clearing parking bays, tree pits and footpaths. Work on the tree pits in Forestwood and Sallowood is now complete. Residents continue to work to keep these areas tidy and work on planters, monitor the upkeep of gardens and green spaces. Most areas now have active resident involved in keeping the area in good shape. Dublin City Council continues to supply equipment and the planting materials required. Dublin City Council are currently getting tenders/ prices to have all houses treated and washed in the Woodhazel and Coultry Terrace areas.

### Shangan Avenue

Issues with snagging and solar systems in Shangan Avenue will finally be resolved in the coming weeks. The solar contractor has been in the area in the past two weeks fixing and replacing solar panels and will continue resolving any issues with the internal solar system.

## **3. Ballymun Economic Development/Town Civic Alliance**

### **1. Economic Strategy**

The Economic Sub-Committee is due to meet on 17<sup>th</sup> November 2016. The EDO set up meetings with the IDA and CBRE to identify employment opportunities for the area. These meetings were also attended by Pamela Connolly (LAP) and Fiona Cooper, DCC Planners.

### **2. Stimulating economic activity**

#### **i 'StartUp Ballymun' 26<sup>th</sup> October 2016 - (detailed report is attached)**

'Growing Your Business in a Digital World' took place on 26<sup>th</sup> October 2016. Seventy seven people registered for the event with a further twenty five registering on the day. Nearly seventy people attended.

The event included presentations from six experienced entrepreneurs who shared their knowledge on all the different cloud based tools they use to run their business. In addition there were presentations from the LEO Office Dublin City on the website grant of €2.5k and one to one business mentoring.

#### **ii. Ballymun4Business (B4b)**

- The network meets every two weeks. The last two meetings have been held in Adult Read & Write and SVP
- There are now thirty active members
- The tender for a new website closed on Friday 21<sup>st</sup> October. The proposals that were submitted will be reviewed on 10<sup>th</sup> November with a view to selecting a successful bidder.
- A banner of the B4b group is now on display on the Towers Pub. It has lead to a number of enquires about B4b
- A number of small initiatives are in the pipe-line including pay and display angels for a morning in the car-park to acknowledge the launch of the banner.
- In the process of opening a new bank account.

#### **iii Enterprise Space**

Two new businesses connections were made as a direct result of the role of EDO. A food start-up contacted me through the Start-Up Ballymun event in April looking for space in Ballymun. A connection was made with John Eniola in the old enterprise centre in St. Margaret's Industrial estate and a deal was struck. The business is due to open shortly.

I was contacted via the DCC website about available space to run a business that services Airbnb clients. Again a connection was made with John Eniola in the old enterprise centre and the business is now up and running.

**iv. Vacant Neighbourhood retail units** – The Economic Development Officer now has access to the vacant DCC units. A brochure has been produced to market each of the units and 'To Let' signs have been produced. The current status of vacant DCC units is:

Location	Ownership	Status	Comments
Coultry Unit B	DCC	T&C's offered for a new café	Planning has been approved for a new café in Coultry.
Coultry Unit C & D	DCC	Vacant	These units are ready for letting
Turnpike Santry Cross Unit 3	DCC	Vacant	Dog's Aid are applying for Planning permission
Silloque, Unit 3	DCC	Vacant	This unit is available for viewing by prospective tenants
Unit 9 & 10 Main St.	Private	For sale (POA)	Tenants (Boyle Sports & Dynasty Chinese) unaffected, 3,154 sq. ft.
Unit 1, Gateway	Private	Vacant	KPM Management co.
Unit 2, Gateway	Private	For sale (€75,000) – sale agreed	Tenant (Miami Sun) 1 year into a 5 year lease, 546 sq. ft.
Unit 6, Gateway	Private	Sale agreed	Tenant (Ridgeway Barber) unaffected , 560 sq. ft.
Santry Cross	Private	For sale ((700k) or rent (70,000)	Core shell with 4 car parking spaces, 7,347 sq. ft.
St. Pappins	Private	For sale	Back up for sale after being sale agreed

There have been a number of enquires about the Coultry Units but due to remedial works they were unavailable for viewing. As these works have now been completed we can now start making them available again for viewing. To raise the profile of the units, a Daft account will be set up.

#### **Enterprise Unit database**

A database of all publicly and privately owned units in Ballymun is now completed. The database includes:

- Location map
- Drawings
- Photos
- Owner details
- Status (Receivership / available etc.)



v. **Free Wi-Fi for Plaza** – The kit for the Wi-Fi is being ordered and Eircom have been contacted to free up the line

### **Civic Alliance Update**

The next meeting of the Civic Alliance is scheduled for 1<sup>st</sup> December 2016. A meeting of the Social Sub Committee will be held on 14<sup>th</sup> November 2016. Items to be discussed include an update on Innovate Dublin. A meeting of the Economic Sub Committee will take place on 17<sup>th</sup> November where Liam Barry will give an update on the 'Start Up Ballymun' event held on 26<sup>th</sup> October. The next Physical/Environmental Sub Committee meeting will take place on 24<sup>th</sup> November 2016.

Update on the Shopping Centre: An Bord Pleanála oral hearing for the Ballymun CPO has been adjourned to the 24 November 2016. Terms have been agreed (subject to Planning Permission) with Ballygall Credit Union for relocation to the Ballymun Civic Centre.

Update on the Northern site Ballymun: A number of proposals were submitted by the deadline on the 2<sup>nd</sup> November. These proposals are currently being assessed and further clarifications on a number of issues have been sought. A deadline for return on these clarifications is 12 noon Monday 7<sup>th</sup> November 2016.

Update on the Housing site: Draft disposal brief for a site at Balbutcher Lane/Cranogue Road to be brought before this North West Area Committee meeting.

## **4. Safety Fora Updates**

### **Safer Ballymun**

The Safer Ballymun week was launched at the last Safer Ballymun meeting on October 18<sup>th</sup> by Councillor Andrew Montague (Deputising for the Lord Mayor). Councillor Montague welcomed everyone to the meeting and stated how important it is to ensure Ballymun is a safe place to rear a family and to work. He made reference to his own family and how Safer Ballymun is a great forum to deal with issues of safety in the area.

Residents from Doon and Knowth Court gave a review of the estate enhancement works and painting programmes they have been involved in throughout the year. There was a display of before and after pictures. The residents won numerous awards for the work they have carried out during the year. The meeting was well attended and finished with light refreshments. The next Safety meeting is scheduled for 13<sup>th</sup> of December at 7pm.

The Safety Week was very well received in the community with great participation by local schools and senior citizens. The Community Garda held a number of Safety talks in the Senior Citizen complexes. There was also the open day in the Garda station that was visited by the schools and residents. This is always very well attended. BRYR organised games in the parks. The Community section held an information evening for Senior Citizens in the civic offices that were well attended. BADIG held an information afternoon in the Axis.

### **Halloween**

Safer Ballymun would like to commend the work that was carried out by Dublin City Council staff in the lead up to and over the Halloween period.

### Drumcondra Glasnevin Community Forum

The final meeting of this Forum this year is scheduled to take place on Wednesday 7<sup>th</sup> December. Please note the change of venue to the Skylon Hotel in Drumcondra.

### **Other Updates**

#### Ballymun LAP

It is expected that the draft LAP will be published before the end of the year. The draft Housing and Tenure Report to assist in the preparation of the Draft LAP is complete and an information session was held with local Councillors on 8<sup>th</sup> November. The draft Bat Survey has been completed and requires review before its inclusion in the LAP.

#### Metro North

The NTA has informed us that they are to appoint a design team to undertake detailed route options analysis for New Metro North, which will determine an emerging preferred route, including exact route alignment and station locations, which would then go for public consultation.

#### Ballymun Infrastructure

A submission for funding was made by Dublin City Council to the Local Housing Infrastructure Activation Fund (LIHAF) for some of the remaining pieces of infrastructure in Ballymun to release housing sites:

1. New road link from Balbutcher Lane North linking into St. Margaret's Road to release the Balcurris 10/Naul Park lands
2. Sillogue Avenue - Main Street Link Road, Sillogue Avenue Realignment and Gateway Crescent Extension to release sites in and around Sillogue including the old flat block sites
3. Shangan Road - Main Street Link Road and Shangan Road attenuation area to release the site of the former Shangan flat blocks.

The Hamptonwood Link Road is being progressed separately. Subject to approval of the capital budget, funding for this is now to be provided in 2017 and 2018, with consultants to be appointed in 2017 to progress the scheme. The Draft Capital Programme also includes Balcurris Road Extension, Sillogue Avenue / Main Street Link Road for 2017 and 2018 and Gateway Crescent Extension for 2018 and 2019. All schemes are dependent on Section 48 contribution funding, or their inclusion in the LIHAF.

#### Shopping Centre

The Bord Pleanála Oral Hearing on the Ballymun Shopping Centre Compulsory Purchase Order (CPO) commenced on 26<sup>th</sup> October (ABP Ref No:29N.CH3290), but was deferred for a month to allow for possible negotiations. Agreement has been reached with the Credit Union who will be moving to the Civic Centre. The OPW are moving any remaining items from the Garda station and legal documentation is ready so that transaction should complete in the next few weeks.

#### Northern Site

A number of tenders were received in respect of the Northern site and are being assessed currently.

### **Mary Taylor**

**Assistant Area Manager**