



The Chairman and Members of
North West Area Committee.

Meeting: 20th December 2016

Item No: 8

Housing Matters: Cabra-Finglas Report Jan-Nov 2016

Estate Management

	FINGLAS	CABRA
No of Anti social complaints per 1997 act Drug Related	3	2
No of Anti social complaints per 1997 act <u>Not</u> Drug Related	4	2
No of other Complaints	17	14
Total Complaints	24	18

No of Anti Social Interviews per 1997 act	1	0
No of Other Interviews	10	8
Total Interviews	11	8

No of Requests for mediation	2	2
No of Complaints referred to central unit for Action	1	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	1	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
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Housing Allocations

Category	Housing		Transfers	
	FINGLAS	CABRA	FINGLAS	CABRA
Bands 2 & 3	7	2	0	2
Medical	0	1	0	0
Welfare	3	1	0	1
Homeless	3	2	0	0
Travellers	1	1	0	0
De-tenanting	0	0	0	2
Maintenance Grds	0	0	0	0
Surrendering Larger	0	0	0	0
Unable to afford	0	0	0	0
Total	14	7	0	5

Senior Citizens Allocations

Category	Housing		Transfers	
	FINGLAS	CABRA	FINGLAS	CABRA
Bands 2 & 3	6	1	10	0
Medical	5	1	1	0
Welfare	3	3	0	1
Homeless	5	3	0	0
Travellers	0	0	0	0
De-tenanting	0	0	1	2
Maintenance Grds	0	0	1	0
Surrendering Larger	0	0	1	0
Unable to afford	0	0	0	0
Financial Contribution	0	0	0	0
Total	19	8	14	3

Voids Report

There are currently 15 vacant housing units in the Finglas Area

Address	Type of unit	Date of vacancy	Remarks
31 Abbotstown Drive	House	21/11/16	Works in progress
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
5 Fairlawn Park	House	02/12/2016	Works in progress
56 Heath Square	Duplex	25/11/2016	Works in progress
225 McKee Avenue	House	17/05/2016	On offer
45 Mellowes Avenue	House	02/12/2016	Works in progress
59 Mellowes 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	On offer
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 6 vacant housing units in the Cabra Area

Address	Type of unit	Date of vacancy	Remarks
214 Abbey Drive	House	23/11/2016	Works in progress
125 Carnlough Road	House	01/11/2016	Works in progress
153 Dingle Road	House	28/09/2016	On offer

131 Killala Road	House	01/08/2016	On offer
66 Saint Attracta Road	House	28/09/2016	Works in progress
33 Villa Park Gardens	House	25/07/2016	On offer

There are currently 9 vacant senior citizens units in the Finglas area

Address	Type of Unit	Date of vacancy	Remarks
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	On offer
3 Mellowes Court	Bedsit	02/09/2016	Works in progress
42 Mellowes Court	Bedsit	26/09/2016	On offer

There are currently 7 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
6 Convent View Crescent	Bedsit	17/11/2016	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
20 McKee Court	1 bed	24/10/2016	On offer
22 Rowan Hamilton Court	1 bed	4/09/2016	On offer

Choice Base Letting

6 Barry Drive - 43 applications were received, 41 were eligible. All unsuccessful applicants will be notified.

10 Barry Close - 39 applications were received, 36 were eligible. All unsuccessful applicants will be notified.

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	77
Permission To Resides	7
Refunds	9

Barry Area

Local Area Office, the Anti-Social Policy Unit, Dublin City Council's legal representative and the Finglas Drug Sergeant met on 14th November and it was agreed that we would instigate legal proceedings.

Fairlawn Park

Derelict Sites are monitoring situation.

Barnamore Park

Derelict sites are monitoring the situation

Saint Finbarr's Court.

City Architects are looking at densification of the scheme to increase the overall number of units on the site i.e. to achieve more than 29 units, which will all be minimum 45sqm. A full report will be ready early 2017.

Rapid Housing - St Helena's Drive Update

Work is continuing on the construction of 39 houses at St. Helena's Drive. The houses are scheduled to be completed in the second quarter of 2017.

Aidan Maher

Assistant Area Manager