



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

Meeting: 17th January 2017

Item No: 4

Housing Matters: Cabra-Finglas Report Jan-Dec 2016

Estate Management

	FINGLAS	CABRA
No of Anti social complaints per 1997 act Drug Related	5	1
No of Anti social complaints per 1997 act <u>Not</u> Drug Related	3	2
No of other Complaints	22	16
Total Complaints	30	19
No of Anti Social Interviews per 1997 act	2	0
No of Other Interviews	12	11
Total Interviews	14	11
No of Requests for mediation	2	3
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	8	3	0	2
Medical	0	1	1	0
Welfare	3	2	0	1
Homeless	3	2	0	0
Travellers	1	1	0	0
De-tenanting	0	0	0	2
Maintenance Grds	0	0	1	1
Surrendering Larger	0	0	0	0
Unable to afford	0	0	0	0
Total	15	9	2	6

Senior Citizens Allocations

Category	Housing		Transfers	
	FINGLAS	CABRA	FINGLAS	CABRA
Bands 2 & 3	6	1	11	0
Medical	6	1	1	0
Welfare	3	3	0	1
Homeless	5	3	0	0
Travellers	0	0	0	0
De-tenanting	0	0	2	6
Maintenance Gardens	0	0	1	0
Surrendering Larger	0	0	1	1
Unable to afford	0	0	0	0
Financial Contribution	0	0	0	0
Total	20	8	16	8

Voids Report

There are currently 14 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 (Only given to Contractor in Oct 16)
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 / Works in progress
5 Fairlawn Park	House	02/12/2016	Works in progress
10 Fairlawn Park	House	09/12/2016	On offer / Works in progress
56 Heath Square	Duplex	25/11/2016	Works in progress
45 Mellowes Avenue	House	02/12/2016	Works in progress
13 Premier Square	Apartment	01/12/2016	Works in progress
61 Ratoath Avenue	House	27/06/2016	*
63 Ratoath Avenue	House	26/07/2016	*
825 Ratoath Road	House	03/10/2016	Works in progress
3 Wellmount Court	House	13/10/2016	Works in progress

* Re: 61-63 Ratoath Avenue:

City Architects plan to provide a draft proposal for the next Area Committee meeting.

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	On offer / Works in progress
153 Dingle Road	House	28/09/2016	On offer / Works in progress
37 Fassagh Road	House	1/12/16	Works in progress
52 Inver Road	House	1/12/16	Works in progress
66 Saint Attracta Road	House	28/09/2016	Works in progress

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

Address	Type of Unit	Date of vacancy	Remarks
12 Brookville Court	1 bed	22/12/2016	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	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
7 Rowan Hamilton Court	1 Bedroom	12/12/16	Works in progress
41 Rowan Hamilton Court	1 Bedroom	12/12/16	Works in progress

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	44
Permission To Resides	4
Refunds	2

Barry Area

A Tenant has been advised that Dublin City Council will be serving a Repossession Order in January of this year and that our Law Department will be initiating legal proceeding for the recovery of the dwelling concerned.

Saint Finbarr's Court

City Architects are working on this proposal.

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.

All foundations are constructed and concrete floor slabs are now being poured. This may involve some work after normal working hours depending on drying conditions.

Work has also started on the construction of the first block of six houses, which are now constructed to roof level.

Rathvilly Park/Woodbank Drive

Dublin City Council has invited expressions of interest on eTenders for the provision of rapid delivery housing units on two Finglas sites:

- 4 units at Woodbank Drive
- 13 units at Rathvilly Park

The closing date for expressions is the 19th of January 2017.

Scribblestown PPP Bundle

During the week of 15th January some preliminary site investigation works took place to assist in developing the site design. Once the design is developed further, the public consultation process will commence and a planning permission will be lodged.

A full presentation of the proposal will be made at the February meeting the NWAC.

Prospect Hill

Over the Christmas period there was media coverage of homeless activists taking over 60 apartments in this complex. The activists did gain access but within a short period of time they left the building after talks with the security team.

Aidan Maher

Assistant Area Manager