



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

Meeting: 21st February 2017

Item No: 5

Housing Matters: Cabra-Finglas Report 1st Jan - 1st Feb 2017

Estate Management

	FINGLAS	CABRA
No of Anti social complaints per 1997 act Drug Related	6	2
No of Anti social complaints per 1997 act <u>Not</u> Drug Related	4	2
No of other Complaints	26	18
Total Complaints	36	22
No of Anti Social Interviews per 1997 act	3	3
No of Other Interviews	14	13
Total Interviews	17	16
No of Requests for mediation	2	0
No of Complaints referred to central unit for Action	0	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
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Housing Allocations

Category	Housing		Transfers	
	FINGLAS	CABRA	FINGLAS	CABRA
Bands 2 & 3	0	0	0	0
Medical	0	0	0	0
Welfare	0	0	0	0
Homeless	0	0	0	0
Travellers	0	0	0	0
De-tenanting	0	0	0	0
Estate Management	0	0	0	0
Maintenance Grounds	0	0	0	0
Surrendering Larger	0	0	0	0
Unable to afford	0	0	0	0
Total	0	0	0	0

Senior Citizens Allocations

Category	Housing		Transfers	
	FINGLAS	CABRA	FINGLAS	CABRA
Bands 2 & 3	1	0	0	0
Medical	0	0	0	0
Welfare	0	0	0	0
Homeless	0	0	0	0
Travellers	0	0	0	0
Estate	0	0	0	0

Management				
De-tenanting	0	0	1	0
Maintenance Grounds	0	0	0	0
Surrendering Larger	0	0	0	0
Unable to afford	0	0	0	0
Financial Contribution	0	0	0	0
Total	1	0	1	0

Voids Report

There are currently 17 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 a Contractor in Oct 16)
6 Barry Drive	House	24/08/2016	Works in progress
10 Barry Close	House	01/09/2016	Work in Progress
84 CardiffsBridge Road	House	03/01/2017	Works in progress
12 Casement Park	House	09/08/2016	Works in progress / Tenant Sourced
5 Fairlawn Park	House	02/12/2016	Works in progress / Tenant Sourced
10 Fairlawn Park	House	09/12/2016	Works in progress / Tenant Sourced
61 Fairlawn Park	House	11/01/2017	Works in progress
49 Glenties Park	House	30/01/2017	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	3/10/17	On Offer
3 Wellmount Court	House	13/10/2016	Works in progress

*** 61-63 Ratoath Road**

City Architects had planned to discuss and show proposals for this site at the February NWAC meeting. However, due to a delay in receiving certain documents this cannot go ahead. A briefing will be held on 14th March at 3pm in the Finglas Civic Centre: Councillors will be notified.

There are currently 9 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
273 Bannow Road	House	30/01/2017	Works in progress
125 Carnlough Road	House	01/11/2016	Works in progress / Tenant sourced
153 Dingle Road	House	28/09/2016	Works in progress / Tenant sourced
37 Fassagh Road	House	01/12/2016	Works in progress
52 Inver Road	House	01/12/2016	Works in progress
127 Ratoath Estate	House	13/1/2017	Works in progress
66 Saint Attracta Road	House	28/09/2016	Works in progress
91 St Eithne Road	House	23/1/2017	Works in progress

There are currently 9 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	On Offer
33 Clareville Court	Bedsit	12/09/2016	Works in progress
41 Clareville Court	Bedsit	28/06/2016	On Offer
50 Clareville Court	1 bed	22/06/2016	On Offer

70 Clareville Court	1 bed	22/06/2016	On Offer
3 Mellows Court	Bedsit	02/09/2016	On Offer
14 Merville Court	1 bed	04/01/2017	On Offer

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

Address	Type of Unit	Date of vacancy	Remarks
4 Convent View Cres	Bedsit	29/09/2016	Works in progress
6 Convent View Cres	Bedsit	17/11/2016	Works in progress
19 Convent View Cres	Bedsit	09/06/2016	On Offer
35 Convent View Cres	Bedsit	18/08/2016	Works in progress
36 Convent View Cres	Bedsit	02/10/2016	Works in progress
38 Dunard Court	1 Bedroom	11/1/2017	Works in Progress
24 McKee Court	1 Bedroom	11/1/2017	Works in progress
7 Rowan Hamilton Ct	1 Bedroom	12/12/2016	Works in progress
41 Rowan Hamilton Ct	1 Bedroom	15/12/2016	On Offer

St Finbarr's Court

City Architects had planned to discuss and show proposals for this site at the February NWAC meeting. However, due to a delay in receiving certain documents this cannot go ahead. They have sent their apologies. A briefing will be held on 14th March at 3pm in the Finglas Civic Centre: Councillors will be notified.

Community Room in Saint Finbarr's Court

A meeting was held on 8th February with the community groups who operate in the community room of this complex. The use of the community room and how the Area Office propose to facilitate the group while works are being progressed were discussed. All services providers who attended were happy with the outcome.

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	89

Permission To Resides	9
Refunds	0

Scribblestown Site

Due to residents' concerns, the contractor who is surveying the site on behalf of DCC has been instructed to:

- place a padlock on the gate when vacating the site
- put Heras Fencing around the shell and auger rig
- Place signage at the site entrance and the entrance to the estate during works.

Barry Area

Legal proceedings are ongoing with our Law Department

Repair and Leasing Scheme

On 13th February an eMail giving details about this scheme was sent to Councillors.

The City Council will begin to roll this scheme out shortly. John Ryan has been assigned this task.

St Helena's Drive Update

Work is continuing on the construction of 39 rapid delivery houses at St. Helena's Drive. (12 x3 bed 27 x2 bed) (pictures below).





The steel frame has been constructed for blocks 1, 2, 3 and 4 and the floor slabs has been poured on the remaining two blocks 5 and 6.

Windows and doors have been fitted to blocks 2 and 4 and blocks 1 and 3 are constructed to roof level.

Bricklayers have completed the brick and block work to block 2 and work is in progress on blocks 3 and 4.

First fix plumbing, heating and electrics are now in progress on block 2.

Work on the new boundary wall cannot start until the scaffolding at block 1 is removed.

The project is on schedule and it is hoped that houses will be handed over on a phased basis from May 2017 and the site will be completed in the 2nd quarter of 2017.

Aidan Maher
Assistant Area Manager