



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

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

Meeting: 21st February 2017

Item No: 24

Ballymun Area Office Report February 2017

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

1. Community Update

General Community

The Ballymun Community team have updated all contact lists and email addresses to include all known community organisations/community groups in the North West Area. They also contributed to the first North West 'Out and About' calendar for February. Regular updates on activities are being sent on.

Social Inclusion

Men's Sheds

The Ballymun Community Team continue to meet with the Irish Men Sheds Association in relation to an advocate role in the North Dublin Area. There are also continued meetings with St Michaels House in relation to setting up a Men's Shed for their clients. The community team have had a number of meetings with the Ballymun Men's Shed to help facilitate the group's progress. This included a site visit with Housing Management to the old Greenfields Residents Association Building in Shanliss Road (Between No114-116). It is hoped to renovate this building on behalf of the community and possibly house the Ballymun Men's Sheds. Negotiations will have to be made with Greenfields Residents Association in relation to this.

Older Persons

The community team linked with the following groups:

U3A: new walking group set up on Thursdays 3pm, meeting at Albert College, followed by tea/coffee in DCU Canteen. Active Living: engaging in weekly walks with the groups.

Burren Court Residents: Linking in with Sheltered Liaison Officer around a Valentine's Event in Trinity Comprehensive on 14th Feb, 1-3:30pm.

Coultry Crafts Club: Assisting the group to attract more members and develop their programme for the coming year.

Ladies Groups

The community team are providing ongoing support to Sillogue Ladies Group and ongoing assistance to the Sillogue Neighbourhood Centre as they grow their user groups. There are a very varied range on activities running in the Sillogue Centre ranging from knitting, crochet, movie nights and mixed crafts to name but a few.

Mental Health

The community team met with facilitator of the Mojo Programme and will continue to support this on an ongoing basis. The Senior Community Officer also attended a "Poppintree Health for All" meeting as a committee member and is hoping to engage with the Sports Officer to develop a group for local men.

Sports Development

The Community team are engaging with Sports Development Officers on the roll out of their Ballymun Change for Life Programme, which has just commenced in the Poppintree Community Centre.

Environmental

The community team have had internal team meetings in relation to setting up a more practical and organised system with which to support the environmental groups this year.

Events

The community team supported two recent events in Poppintree Park: Planting a Tree for Hope (organised by Andy Morgan Foundation and Cllr Noeleen Reilly) and a sponsored walk for Robyn Smyth organised by the Poppintree Residents. A community bake sale fundraiser for Robyn Smyth was organised and run by community team and area office staff members on Thursday the 2nd February from 10am – 2pm. This was a huge success attended by many community members and over €1,700 was raised.

The community team are attending meetings and supporting an event which is being co-organised by Axis and Ballymun Drugs Task Force, to launch their new alcohol strategy. This event will take place at the Poppintree Park Run on Saturday the 4th March. The Ballymun Festival Steering Committee have met a number of times in relation to moving forward and setting up a new structure for the future. Additional meetings have taken place with Axis, Aisling Project, Poppintree Youth Project and BRYR in this regard.

2. Housing/Estate Management Updates

Housing/Estate Management

C.C.T.V.

The system is working well at present. The upgrading of the C.C.T.V system will commence in the next few weeks. This work will integrate the two operating systems we have in operation at the present. This work will be done on a phased basis throughout the year

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 Coultrey, St Josephs Way and the Poppintree area. A number of tenants have been called and warned about their behaviour and a number of successful prosecutions have been obtained by Waste Management in the last month.

| Ballymun Rent Assessment Update | |
|--|---------------------|
| | January 2017 |
| Assessments | 320 |
| Permission To Resides | 3 |
| Refunds | 7 |
| Opening of Accounts | 7 |
| Closing of Accounts | 12 |

| | |
|----------------------------|-----|
| | |
| Front Counter Calls | 346 |
| Window Replacements | 2 |

Ballymun Lettings January- 2017

| Allocation Category | Housing List | Transfer List |
|-----------------------|--------------|---------------|
| Band 1 Priority | | |
| Welfare | | |
| Travellers | | |
| Surrendering Larger | | 1 |
| Medical | 1 | |
| Homeless | | |
| Regen | | |
| Band 2 | | |
| Band 3 | 3 | 3 |
| Sub Total | 4 | 4 |
| Total Lettings | 8 | |

Estate Management January - 2017

| | |
|--|-----------|
| No of Anti social complaints per 1997 act Drug Related | 7 |
| No of Anti social complaints per 1997 act Not Drug Related | 20 |
| No of other Complaints | |
| Total Complaints | 27 |
| No of Anti Social Interviews per 1997 act | 3 |
| No of Other Interviews | |
| Total Interviews | 3 |
| No Requests for mediation | |
| No of Complaints referred to central unit for Action | |
| 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 Tenancy Warnings 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 | 36 | 3 Bed | Under Repair |
| Ballygall Parade | 79 | 2 Bed | Under Repair |
| Ballygall Parade | 87 | 2 Bed | Under Repair |
| Carton Road | 1 | 3 Bed | Under Repair |
| Graigue Court | 6 | 3 bed House | Under Repair |
| Graigue Court | 24 | 3 bed House | Under Repair |
| Griffith Road | 21 | 2 bed | Under Repair |
| Longdale Terrace | 36 | 2 Bed Apt | Under Repair |
| Marewood Drive | 32 | 1 Bed | Under Repair |
| Shangan Crescent | 19 | 2 Bed | Under Repair |
| Woodhazel Terrace | 43 | 1 Bed | Under Repair |
| Sandyhill Terrace | 30 | 1 Bed | Under Repair |
| Sandyhill Terrace | 25 | 2 Bed | Under Repair |
| Forestwood Ave | 69 | 3 Bed | Under Repair |
| Druid Court | 45 | 3 Bed | Under Repair |
| Belclare Ave | 10 | 3 Bed | Under Repair |
| Woodhazel Close | 12 | 1 Bed | Under Repair |
| Collins Place | 21 | 2 Bed | Under Repair |
| Owensilla | 7 | 2 Bed | Under Repair |
| | | | |
| Senior Citizens | | | |
| Ard Na Meala | 47 | OPU | Under Repair |
| Albert College | 4 | OPU | Under Repair |
| Hampstead Court | 36 | OPU | Under Repair |
| Burren Court | 1, 29,36 | OPU | Under Repair |
| Botanic Avenue | 139, 147,137,133 | OPU | Under Repair |
| | | | |
| Pyrite Refurb | | | |
| Sandyhill Terrace | 5 | | |
| Doon Court | 8 | | |
| Owensilla | 53 | | |
| Carton Close | 4 | | |
| Pyrite Long Term | | | |
| Carton Court | 12 | | |
| Carton Court | 1 | | |
| Carton Court | 5 | | |
| Owensilla | 3 | | |

Images of the Insulation Programme for Shangan and Coultrey Gardens which is on going.



Dumping

Public Domain in conjunction with the Project Estate Officers in Ballymun has been working closely to try and alleviate the dumping in the area. We have been linking in with the Litter Warden to try and target individuals who are dumping bags by investigating evidence inside and calling them into the office to provide proof of their bin provider. Fines will be issued to anybody proven to be dumping.

Projects

Public Domain in conjunction with the Community team has been engaging with residents in Belclare Park. Youths lit a bonfire on their green space where a planting project had been done previously. Parks Section have also been helping and giving advice on how to get the grass back to a healthy state. Public Domain continue to support and assist residents groups with equipment and blue bag collection after clean ups.

Graffiti

A large amount of graffiti has been removed from walls and building and gable ends in Ballymun over the last few months. The contractors have a timeframe in which works must be completed once reported as it is an ongoing issue.

Projects

Public Domain are laying foundations with a number of groups in relation to Spring-Clean/Ballymun Tidy Towns and other environmental projects that will happen in Spring/Summer. We provide ongoing support, equipment and encouragement and in conjunction with Parks also help out with bulbs, grass seed, topsoil etc.

Insulation

Insulation work has being completed on all Dublin City Council properties in Coultrey and work is ongoing Dublin City Council properties in Shangan.

Silloge Gardens and parts of Carton have been identified for estate enhancement projects for 2017. Estate management are constantly working with staff from the Public Domain Unit in an effort to tackle the problem of illegal dumping in the area. A number of residents have been interviewed and given warnings for not having a registered bin collection. Mesh railings have been erected around the ESB box on Carton Road in an attempt to stop the illegal dumping.

Pyrite remedial works have started on the next ten houses in Carton. This work is running to schedule. 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 Silloge 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 of the public lighting in the courts.

3. Ballymun Economic Development/Town Civic Alliance

Economic Strategy

An economic sub-committee meeting took place on Thursday 26th January.

Stimulating economic activity

StartUp Ballymun

It is planned to run a further two events under the StartUp Ballymun initiative in 2017. The first one is planned for April and updates will be available as planning for the event progresses.

Ballymun4Business (B4b)

B4b had its AGM on the 7th February 2017 where a new expanded steering committee was elected to oversee the objectives of the network. The Economic Development Officer was elected to the role of secretary. A large business networking event will take place in the atrium of the Civic Centre on 15th March 2017. This event will be used to launch the new

website and will include a number of key-note speakers. Planning for the event is well underway.

Enterprise Space

Commercial Office space – at the Economic Sub-Committee meeting the committee requested DCC to consider seeking expressions of interest on a vacant site for office space development. Research was carried out with IDA, CBRE and DCC around viability of such proposal and the overall outcome was that development of office space in Ballymun is not viable at the moment. The report is available upon request.

Food Enterprise – As previously mentioned a number of meetings took place with Food Enterprise Centres in 2016. The owner/manager of Newmarket Kitchen in Bray expressed a strong desire to replicate his model in somewhere like Ballymun. He is conducting a feasibility study around establishing a food hub in North Dublin. Following on from that the EDO has been invited down to view the Cork Incubator Kitchens in Carrigaline which is a Cork Co. Co. lead initiative to support early stage food businesses:

<http://www.corkincubatorkitchens.ie/> The visit will help inform our research in terms of business models and sources of funding. A date has yet to be arranged for this visit.

Vacant Neighbourhood commercial units – Two units in Coultrey were advertised on Daft which has lead to a number of viewings. There is 1 expression of interest on Unit D in Coultrey and 2 expressions of interest on Unit C with more viewings in the pipeline. The unit in Turnpike, Santry Cross and 2 units in Shangan will become available once the Rediscovery centre relocates to its new premises in the old Boiler House. Expression of interest will be sought for these units in 2017.

The current status of vacant units is:

| Location | Ownership | Status | Comments |
|------------------------------|-----------|-----------------------------------|--|
| Coultrey Unit B | DCC | T&C's offered for a new café | Planning has been approved for a new café in Coultrey. |
| Coultrey Unit C & D | DCC | Vacant | Expression of interest received for Unit D 3 expressions of interest received on Unit C |
| Turnpike Santry Cross Unit 3 | DCC | Vacant | Dog's Aid Planning permission approved |
| Silloogue, Unit 3 | DCC | Vacant | This unit is available for viewing by prospective tenants |
| Unit 9 & 10 Main St. | Private | SOLD | 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. |
| 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 |

Free Wi-Fi for Plaza – The Wi-Fi installation has been completed and is now fully functional. However at the moment it is password protected while further testing is carried out. The next phase is to put a plan in place around maximising its best use and then officially launch it in the spring when the weather is better.

Civic Alliance Update

The next meeting of the Civic Alliance is scheduled for 9th March 2017. The Economic Sub Committee meeting was held on 26th January 2017. Items discussed included the development of office space in Ballymun and an update on the free wi-fi which is now installed and operational. It is password protected while testing is being carried out. Liam Barry gave an update on Start UP Ballymun - there will be another event in quarter 1 2017. B4B's new website should be up and running by March. The Social Sub Committee and Physical/Environmental Sub Committee are due to meet next week.

Shopping Centre: the period for application for a judicial review on the Ballymun Area Compulsory Purchase Order expires in mid February. If no applications are lodged then the CPO can be progressed after that date. There are currently four occupiers remaining in the Shopping Centre and two of these have agreed to relocate to the Civic Centre (one is subject to planning permission).

Ballymun Northern site: the disposal to Lidl Ireland GMBH was passed by Council on Monday the 6 February. Lidl will now sign an Agreement for Lease and then apply for planning permission.

Housing site: it is proposed to put a site of approximately 1.7 acres at Balbutcher Lane/Cranogue Road on the market in the coming weeks. The Disposals Department is currently working on this proposal.

Safety Fora Updates

Safer Ballymun

The next meeting of this forum is scheduled to take place on February 14th 2017.

Drumcondra Glasnevin Community Forum

The next meeting of this forum is scheduled to take place on March 29th 2017.

Mary Taylor
Assistant Area Manager