



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

Meeting: 21st March 2017

Item No: 4

Housing Matters: Cabra-Finglas Report 1st Jan – 1st March

Estate Management

	FINGLAS	CABRA
No of Anti social complaints per 1997 act Drug Related	11	3
No of Anti social complaints per 1997 act <u>Not</u> Drug Related	8	4
No of other Complaints	26	18
Total Complaints	45	25
No of Anti Social Interviews per 1997 act	6	5
No of Other Interviews	30	26
Total Interviews	36	31
No of Requests for mediation	4	2
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

Housing Allocations

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

Senior Citizens Allocations

Category	Housing		Transfers	
	FINGLAS	CABRA	FINGLAS	CABRA
Bands 2 & 3	2	0	0	2
Medical	2	0	0	0
Welfare	0	0	0	1
Homeless	0	0	0	0
Travellers	0	0	0	0
Estate Management	0	0	0	1
De-tenanting	0	0	3	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	4	0	3	4

Voids Report

There are currently 13 vacant housing units in the Finglas Area

Address	Type of unit	Date of vacancy	Remarks
31 Abbotstown Drive	House	21/11/16	On offer
15 Barnamore Grove	House	24/06/2016	On offer
10 Barry Close	House	01/09/2016	On offer
84 CardiffsBridge Road	House	03/01/2017	On offer
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/Choice based letting
49 Glenties Park	House	30/01/2017	Works in progress
56 Heath Square	Duplex	25/11/2016	On offer
45 Mellowes Avenue	House	02/12/2016	On offer
61 Ratoath Avenue	House	27/06/2016	*
63 Ratoath Avenue	House	26/07/2016	*
3 Wellmount Court	House	13/10/2016	On offer

*61-63 Ratoath Road

City Architects held a briefing on the proposals for this site on 15th March at 3pm in the Finglas Civic Centre. **Copies of the presentation are included in Councillors packs. Comments on the options are to be forwarded to Derek Healy (Derek.healy@dublincity.ie) no later than Friday 31st March. City Architects will make a presentation on the options at the April Meeting of the North West Area Committee.**

There are currently 11 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	On offer
6 Fassaugh Avenue	House	20/02/2017	Works in progress
37 Fassaugh 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
127 St. Jarlath Road	House	06/02/2017	Works in progress

There are currently 8 vacant senior citizens units in the Finglas area

Address	Type of Unit	Date of vacancy	Remarks
3 Clareville Court	1 bed	20/10/2016	On offer
33 Clareville Court	Bedsit	12/09/2016	Works in progress
41 Clareville Court	Bedsit	28/06/2016	On Offer
3 Kildonan Court	1 bed	05/02/2017	Works in progress
3 Mellowes Court	Bedsit	02/09/2016	On Offer
5 Mellowes Court	Bedsit	13/2/17	On offer
57 Mellowes Court	Bedsit	11/01/2017	Works in progress
31 Merville Court	1 bed	07/02/2017	Works in progress

There are currently 7 vacant senior citizens units in the Cabra area

Address	Type of Unit	Date of vacancy	Remarks
4 Convent View Cres	Bedsit	29/09/2016	On offer
6 Convent View Cres	Bedsit	17/11/2016	Works in progress
36 Convent View Cres	Bedsit	02/10/2016	On Offer
38 Dunard Court	1 Bed	11/01/2017	On Offer
18 McKee Court	1 bed	03/03/2017	Works in progress
24 McKee Court	1 Bed	11/1/2017	On Offer
22 Rowan Hamilton Ct	1 Bed	15/02/2017	On offer

Choice Based Letting

61 Fairlawn Road has been advertised for letting under the Choice Based Letting Scheme. The closing date is 24th March.

St Finbarr's Court

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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 1 st January – 1 st March	
Assessments	116
Permission To Resides	13
Refunds	2

The Housing Assistance Payment (HAP)

The HAP system for Housing applicants was introduced to Dublin City Council on 1st March 2017. This is a new form of housing provided by the Council. Under HAP, the Council will make the full rent payment, subject to rent limits, on behalf of the HAP recipient directly to the Landlord and the recipient will then pay a rent contribution to the Council in the form of differential rent.

To qualify for HAP a household must qualify to go on Dublin City Council's housing waiting list. Eligible applicants are responsible for finding their own accommodation in the private rental market and the landlord must agree to rent their property to the HAP recipient.

Interested persons may contact the HAP team in the following way to receive HAP application forms:

- Tel: 222 6400
- Email: hap@dublincity.ie
- HAP Section: Housing & Community Services Department, Block 2, Floor 2, Civic Offices, Fishamble Street, Dublin 8.

Prospect Hill

It has been agreed that applicants who were previously nominated and interviewed by Clúid in respect of Block 2 Prospect Hill will be honoured for a unit subject to confirmation that their housing circumstances have not changed. They will also have their application examined on Estate Management grounds before an allocation is finally made.

Broome Lodge

Nominations are now being considered for the Senior Citizen complex under construction at Broome Lodge and these units will be allocated in June.

St Helena's Drive Update

Work is continuing on the construction of 39 Rapid Delivery Houses at St. Helena's Drive.

The block and brick work is complete to the first three blocks and is in progress on one block. The erection of the steel frames for the last two blocks is in progress. The photo below shows the brick work completed to the front of one block of houses.

The contractor is on schedule and works are expected to be completed in the second quarter of 2017.



Aidan Maher
Assistant Area Manager