



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

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

**Meeting: 21<sup>st</sup> March 2017**

**Item No: 13**

**Ballymun Area Office Report**

- 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 Community team have updated all contact lists and email addresses to include all known community organisations/community groups in the North West Area. They send out updates on a regular basis and this is becoming a good way of networking around wider issues. Team members attended the following meetings: Santry Community Centre Board Meeting, Aisling Transition Advisory Group, Press Play Axis Meeting, Ballymun Law Centre and DNWAP.

### **Social Inclusion**

#### Mens Sheds

A member of the Community team attended and co-facilitated a cluster meeting of the Dublin Mens Shed on Friday the 3<sup>rd</sup> March in the F2 Building, Dublin 8. Community team members have had a number of meetings with the Ballymun Men's Shed to help facilitate the group's progress. This included facilitating a trip to Drogheda Men's Shed and negotiating a space in the newly refurbished rediscovery centre for the men shed members to attend a five week woodwork course.

#### Older Persons

Community team members linked with the following groups:  
U3A, Active Living, Coultury Crafts, Sandyhill Residents, Burren Court Residents.

#### Ladies Groups

Community team members provided ongoing support to the Sillogue Ladies Group and ongoing assistance to the Sillogue Neighbourhood Centre as they grow their user groups. They also assisted with the International Women's Day Event on Wednesday March the 8<sup>th</sup> and are currently supporting planning for the Easter Bonnet Event in April. Ballymun Area Office funded new sofas for the Centre, a sign for the outside of the building and additional equipment. The Centre is becoming a real hub for local groups and educational courses.

#### Mental Health

A Community team member attended the 'Poppintree Health for All' meeting as a committee member. Community team members have met with Seechange.ie and are planning to incorporate the green ribbon campaign into our annual activities with community groups.

#### Environmental

The team met with B&V Nurseries and have set up a plan around scheduling the delivery of plants from April onwards. The team have met with the Public Domain Team and the Ballymun Tidy Towns Committee to co-ordinate ongoing activities.

#### Events

Community team members supported an event which was co-organised by Axis and Ballymun Drugs Task Force, to launch their new alcohol strategy. This event took place at the Poppintree Park Run on Saturday the 4<sup>th</sup> March. The Ballymun Festival Steering Committee (which DCC Ballymun community team members sit on) have met a number of times in relation to moving forward and setting up a new structure for the future. As part of the newly revamped structure, there will be a two tiered structure, which will consist of:

(1) An overarching Committee made up of Managers from DCC, Axis, BRYR, Poppintree, Aisling Project and schools. This committee will aim to meet a number of times per year and sign off on funding for the LIFT Festival and Otherworld Festival and

(2) A working group that will be made up of community officers, sports officers, Axis staff, local community groups etc. It is hoped to hold a number of ideas meetings in Axis each year to gather ideas for the working group. This new structure is in its infancy.

The Community team organised a walk and talk with Pat Liddy in Glasnevin, which included a tour of St Mobhi's Church and surrounding area. This took place on Wednesday the 8<sup>th</sup> March at 11am and was a great success. It is hoped to organise similar walks throughout the year.

## **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 has commenced. 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 Shangan, St Josephs Way and the Belclare 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.

<b>Ballymun Rent Assessment Update</b>	
	<b>February 2017</b>
<b>Assessments</b>	329
<b>Permission To Resides</b>	9
<b>Refunds</b>	9
<b>Opening of Accounts</b>	8
<b>Closing of Accounts</b>	7
<b>Front Counter Calls</b>	395
<b>Window Replacements</b>	3

Ballymun Lettings February- 2017

Allocation Category	Housing List	Transfer List
Band 1 Priority		
Welfare	1	
Travellers		
Surrendering Larger		1
Medical	2	
Homeless		
Regen		
Band 2	2	
Band 3	4	4
<b>Sub Total</b>	<b>9</b>	<b>5</b>
<b>Total Lettings</b>	<b>14</b>	

Estate Management January - February - 2017

No of Anti social complaints per 1997 act Drug Related	<b>12</b>
No of Anti social complaints per 1997 act Not Drug Related	<b>32</b>
No of other Complaints	
<b>Total Complaints</b>	<b>44</b>
No of Anti Social Interviews per 1997 act	<b>6</b>
No of Other Interviews	<b>8</b>
<b>Total Interviews</b>	<b>14</b>
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

<b>Address</b>	<b>Number</b>	<b>Type</b>	
Ballygall Crescent	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
Whiteacre Place	36	1 Bed	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
Carton Way	4	1 Bed	Under Repair
Carton Road	10		Under Repair
<b>Senior Citizens</b>			
Ard Na Meala	40	OPU	Under Repair
Albert College	25	OPU	Under Repair
Hampstead Court	36,	OPU	Under Repair
Burren Court	36,41	OPU	Under Repair
Botanic Avenue	139, 147,105,133	OPU	Under Repair
<b>Pyrite Refurb</b>			
Sandyhill Terrace	5		
Doon Court	8		
Owensilla	53		
Carton Close	4		
<b>Pyrite Long Term</b>			
Carton Court	12		
Carton Court	1		
Carton Court	5		
Owensilla	3		

### Clean-ups

Skip bags have been organised for some Dublin City Council tenants in the Shangan, Coultury and Forestwood areas to help them clean up rubbish in their gardens.

### Maintenance Work

There were a number of bollards damaged around the Shangan and Coultury areas of Ballymun and maintenance crews have been organised to call out to the area to fix these.

### Insulation

Insulation work still has to be completed on Dublin City Council properties in Shangan.

### Graffiti

There is going to be a clean-up of the three vacant shops beside the Centra Shop at Coultry Neighbourhood Centre. There is currently a programme in place to identify all areas of NWA where there is graffiti present, with a hope to alleviate the problem and target recurrent hotspots.

### Dumping

Public Domain in conjunction With the Project Estate Officers in Ballymun continue to target residents who are illegally dumping and make sure that they have a bin collection provider in place.

### Projects

There are a number of new environmental projects that Public Domain in Ballymun has identified. Griffith Crescent, Ard-na-Meala and Sandyhill Gardens Senior Citizens are three that we are currently looking at improving. We are in discussion with residents and the Housing Liaison Officer as to what will benefit residents most.

### Residents Groups

Public Domain in conjunction with Community Development are still working closely with a number of groups. It is a busy time of the year with the "Big Dublin Clean-up and National Spring Clean upon us and DCC is providing constant support and encouragement to resident groups taking part.

## **3. Ballymun Economic Development/Town Civic Alliance**

### Economic Strategy

The next Economic sub-committee meeting is scheduled for 23<sup>rd</sup> March 2017.

### Stimulating Economic Activity

#### Start-Up Ballymun

The next Start-Up Ballymun event will take place on Wednesday 26<sup>th</sup> April 2017 in the Council Chamber. The theme for the event is 'The Business of Health & Fitness'. We are looking for speakers who run a business in the areas of technology, nutrition and practitioners in the health and fitness sector.

### Ballymun4Business (B4b)

B4b hosted a networking event in the atrium of the Civic Centre on Wednesday 15<sup>th</sup> March at 18.00. The event will also be the official launch of the new B4b website. A number of local businesses will be showcasing their products and services on the evening. A key-note speaker will deliver a talk on the value of networking and two of our members will pitch their business.

### Enterprise Space

Food Enterprise – As previously mentioned The EDO arranged a visit to 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 took place on Thursday 16<sup>th</sup> March.

Vacant Neighbourhood Commercial Units – There are two high potential expressions of interest in Unit D, Coultry (Pharmacy and Vaping Shop). There are another two expressions

of interest in Unit C (Charity Shop and Fitness Studio). The two units in Shangan vacated by the Rediscovery Centre will be handed over to the EDO shortly.

The current status of vacant units is:

Location	Ownership	Status	Comments
Coultry Unit B	DCC	T&C's offered for a new café	Planning has been approved for a new café in Coultry.
Coultry Unit C & D	DCC	Vacant	2 Expression of interest received for Unit D 2 expressions of interest received on Unit C
Turnpike Santry Cross Unit 3	DCC	Vacant	Dog's Aid Planning permission approved
Silloque, 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.
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. The Economic sub-committee spoke about running a local competition between local community groups to launch the Wi-Fi once the weather improves. This will be progressed over the coming weeks.

#### Civic Alliance Update

There was a Civic Alliance Committee meeting on 9<sup>th</sup> March 2017 which included a presentation of the Final Draft LAP followed by a question and answer session with Pamela Connolly and Fiona Cooper, DCC Planning Department. The timescale for adoption of the LAP was outlined along with the key principles of the plan and the LAP Chapters were also outlined. There was a presentation and question and answer session on Innovate Dublin by Fiona Descoteaux. Fiona outlined the different projects that Innovate Dublin are involved with including the EU Project Lab, the Thinking Cup Café, the Youth Academy Ballymun and Funding H2020. There were updates on the three sub committees of the Civic Alliance, the Physical/Environmental Sub Committee, the Economic Sub-Committee and the Social Sub Committee.

The Physical/Environmental Sub Committee meeting was held on 15<sup>th</sup> February 2017. There was an update on the Northern Site and a progress report on de-tenanting the Shopping Centre/Civic Office new lettings. As there were no objections during the judicial review the CPO can now be progressed. Once the Job Centre and Credit Union have moved to the

Civic Centre, only one small unit will then be vacant. Pamela Connolly gave an update on the LAP outlining the timeframe. The disposal of housing sites was discussed. A site will be put out to market to gauge what interest there is. Roads Department have short listed consultants to re-design the Hampton Wood Road Link and Development Department are to progress the required land swap with the Developer.

The Social Regeneration Sub-Committee meeting was held on 13<sup>th</sup> February 2017. There was an update on Young Ballymun. The funding contract is in place until 31<sup>st</sup> July and the committee offered their support to Young Ballymun in their funding efforts. Mick Creedon gave an update on unemployment in Ballymun. It was agreed to look at what lessons can be learned from the successful Youth Guarantee Scheme and to see if this scheme can be replicated for over 25's. The Social Regeneration Fund will be funded for the next 5 years, with a 20% annual reduction in Departmental funding which should be met by Dublin City Council.

The next meeting of the Economic Sub Committee will be held on 23<sup>rd</sup> March 2017.

**Shopping Centre** Notices to Treat have been served on two of the occupiers. Terms have been agreed with the two other remaining occupiers to relocate to the Ballymun Civic Centre (one subject to planning permission). It is the Council's intention to take possession of the Shopping Centre later in the year.

**Ballymun Northern site:** The disposal is ongoing.

### **Safety Fora Updates**

#### **Safer Ballymun**

The last meeting of this forum took place on February 14<sup>th</sup> 2017 in the Council Chamber, Ballymun Civic Centre. The meeting was well attended by residents, local representatives and the Gardaí. A Garda from the Divisional Drugs Unit gave a short presentation on how the Gardaí are tackling the drugs problem in Ballymun. A lengthy discussion took place afterwards about how this problem is affecting the area. Other issues discussed included the ongoing anti-social problems in open spaces and in the parks, particularly Poppintree Park. The next meeting is scheduled to take place on Tuesday April 11<sup>th</sup>.

#### **Drumcondra Glasnevin Community Forum**

The next meeting of this forum is scheduled to take place on March 29<sup>th</sup> 2017 in the Maples Hotel, Drumcondra.

**Mary Taylor**  
**Assistant Area Manager**