

**To the Chairperson and Members  
Of the Central Area Committee**

**Housing Update February 2018**

**Donal Barron Area Housing Manager**

**Avondale House:**



New tarmac flooring complete and work continues in the installation of the mural. An artist has now been appointed and has now commenced work on the mural. He will work with residents for their input as to the design.

**External Insulation Scheme:**



A Scheme for exterior insulation of houses and upgrading of heating has commenced in the NEIC area and have already been completed in Eastwall. The scheme has now also continued to DCC properties on Tolka Road.

**Tom Clarke House:**



An external bin chamber has been installed to blend in

**Croke Villas / Ballybough Road:**





Works on the frontal rendering and brickwork to the front of 1-6 Ballybough Road continues and is due for completion by February 2019.

**We continue to work with the remaining residents (in the first block) in anticipation of their transfer to their new homes in 2019.** Work is continuing on the site at 2-6 Ballybough Road to deliver 7 new housing units. The roof structure has now been tiled and completed. Cladding to the front of the units is now under way and is due for completion January 2019.



Foundation works of new Handball alley are now complete. Ground and first floor brick work has near completion with second floor beginning.

**St. Mary's Mansions:**



Cluid have advised that “The project continues to progress well.” The raising of the external walls continues with the second floor extension nearing completion on two of the four blocks.

### **Circle Railway Street site**



Circle lodged planning application Ref 4265/18 and was registered 25/10/2018. The project once complete will be a 4 to 7 storey development which will consist of: (i) 47 no. apartments dwellings comprising; (a) 10 No. 3 bedroom apartments (five of which are duplex), (b) 27 No. 2 bedrooms apartments, and (c) 10 No. 1 bedroom apartments. (ii) Community meeting room and ancillary spaces at ground floor level. (iii) Renewable energy design measures for each dwelling. (iv) Rearrangement of existing parking and provision of a total of 21 parking spaces accessed from existing entrance on Railway Street. (v) Communal open space and landscaping works, waste storage building and cycle parking enclosure for 52 bicycles. (vi) ESB substation, estate signage, site perimeter boundary treatment, plant and all associated ancillary site development works and services.

### **Summerhill complex**



DCC painting crew on site at Summerhill sheltered accommodation complex and 10 adjacent houses for external painting.

### Oaklee Site at Poplar Row



Surveys to adjoining premises are complete. Foundation work and construction of basement are now complete with construction of external brick/block walls now well under way and up to first floor height.



Steel works continue to progress on the Clonliffe Road end of the building to form internal stairwell.



**Brendan Behan Older Persons complex:**





Painting of the Inside railings are now complete with the painting the windows, front doors and also the outer railings continuing with a completion date of January 2019.

**Saint Laurence O'Toole Court :**



The two public benches in the forecourt have been painted and a new resin based surface has been laid at the entrance. New planters have been delivered and we are currently awaiting quotes for the upgrading of the cobble-lock surface at the rear of the complex.

## **Sean Smith, Area Housing Manager**

### **Dominick Street Lower**

Detailed designs for 5-3 bed town houses, 67 apartments consisting of 5-3 bed, 50-2 bed and 12 1-bed units, a community facility and retail/commercial units with 47 car spaces at basement level on the eastern side of Dominick Street have been completed. Duggan Brothers have commenced on site, they have mobilised the site compound, and welfare facilities. Carried out archaeological investigations, and completed site clearance. This month's work will include stone bed for piling rig and commence pile drilling. Planned working hours are 7 am to 7 pm Monday to Friday and 8 am to 2 pm on Saturday when required.

A monthly information meeting takes place between Duggan's and the neighbours around the site. These meetings have been productive. A draft leaflet will be produced by Duggan's for the meeting and agreed, which will then be distributed to the local people and businesses.

Locks have been replaced on all street level access doors.

The Gaelscoil is expected to go to planning in the second quarter of next year.

### **Constitution Hill**

An internal design team has been set up to make a submission to the Department of Housing, Planning, Community and Local Government on a recommendation for some new build and refurbishment of this complex. The Stage 1 report is with the Department of Housing, Planning, Community and Local Government for approval. A Cost Benefit Analysis report is with the Department. This report led to a number of clarifications being sought from the Department, these have been answered and are now with the Department. We are currently setting up a design team.

### **Dorset Street & Saint Marys Terrace**

The Department, after reviewing the consultant's report, has advised that the cost of refurbishment was so close to the cost of demolition and new build that they requested that this option be further developed. The Stage 1 report is down with Department of Housing, Planning, Community and Local Government for approval of funding. A Cost Benefit Analysis report is with the Department. This report led to a number of clarifications being sought from the Department, these have been answered and are now with the Department. Once approved, we will commence consultations with the local community and designs for Part 8 approval.

### **Sean Foster Place**

We went out to tender on Sean Foster Place a number of months ago, unfortunately this prove to be unsuccessful and we were unable to award the contract. coming weeks with

construction commencing by the end of the first quarter. Stage four funding has been approved by the Department of Housing, Planning, Community and Local Government. Duggan Brothers Ltd are the preferred bidder and we are in discussion to award the contract.

#### **188 a,b,c, North King Street**

Internal painting programme has been complete

#### **Hardwicke Street Complex**

A complete fire protection programme will commence in the next couple of weeks, these works will include upgrading emergency lighting, fire detection, and alarm systems. Repair or replacement of all fire doors, etc, Heating Facilities & Lighting.

#### **Georges Place**

A roof refurbishment programme is complete.

#### **St Michan's House**

A roof replacement programme has commenced in this complex, weather permitting it will take approximately 12 weeks to complete. Blocks A and B is complete and work is ongoing with the remaining blocks.

#### **Dick Whelan, Area Housing Manager**

#### **O'Devaney Gardens:**

Construction works on Phase 1 are proceeding and while there has been some slippage a completion date by mid 2020 is still anticipated. Tenders for the next phase of regeneration are due by the end of February.

#### **Bricins Park**

Handover of completed Phase 3 residential units will take place in February and the allocation process has been initiated. The Kitchen/Community Room area will be handed over approximately two weeks later.

## January n2019 Stats

### ESTATE MANAGEMENT

**Housing Managers:    Sean Smith            Donal Barron            Dick Whelan**

No of anti-social complaints per 1997 act Drug related	0	1	0
No of anti-social complaints per 1997 act not Drug related	12	6	6
No. of Complaints	10	15	8
<b>Total Complaints</b>	<b>22</b>	<b>22</b>	<b>14</b>

No of anti-social Interviews per 1997 Act	3	5	3
No of other interviews	4	4	11
Total interviews	7	9	14

No of requests for mediation	0	0	0
No of complaints referred to the Central Unit for action	1	0	0
No of Section 20 Evictions	0	0	0

### Allocations

Bands 2 & 3	1	1	0
Medical	0	0	0
Welfare	0	0	0
Homeless	0	0	0
Travellers	0	0	0
Succession	0	0	0
RAS/HAP	0	0	0
Fire/flood/Emg – Maintenance	0	0	0
Surrender Larger	0	1	0

Housing Managers:

Sean Smith

Donal Barron

Dick Whelan

**Senior Citizens**

Bands 2 & 3	0	1	0
Medical	0	0	0
Welfare	0	0	0
Homeless	0	0	0
Travellers	0	0	0

**Voids**

<b>Long Term Maintenance</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Contracts</b>	<b>21</b>	<b>34</b>	<b>11</b>
<b>Capital Projects</b>	<b>97</b>	<b>21</b>	<b>0</b>

**Karl Mitchell**

**Area Manager**