

To the Chairperson and Members
Of the Central Area Committee

Housing Report March 2018

Donal Barron Area Housing Manager

Avondale House:



The Mural at Avondale House is almost complete.

External Insulation Scheme:



The scheme for exterior insulation of houses and upgrading of heating has been completed in Eastwall. The contractors have now moved on to DCC properties on Tolka Road.

Tom Clarke House:



The erection of an external Bin Chamber at Tom Clarke House has been completed and keys have been distributed to each of the residents.

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 September 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 September 2019.



Foundation works of new Handball alley are now complete. Ground and first floor brick work has near completion with second floor beginning. Construction on the new Croke Villas Apartments will commence once the Handball Alley is completed.

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.

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.

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.

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.

Blackhall/Marminon

Tenders have been received for the roof refurbishment of this complex, we expect work to commence early next month.

Constitution Hill

A contractor will commence working on installing a garden on the old playground at the south end of this complex in the coming weeks. A photo montage will be distributed to all residents in the next week. We expect some of the trees from Sean Foster Place to be relocated to this garden.

Dick Whelan, Area Housing Manager

O'Devaney Gardens:

Construction works on Phase 1 are proceeding and a completion date by mid 2020 remains the target. The latest date for the return of completed tenders in respect of the next phase was extended by one week and those tenders are currently being reviewed.

Bricins Park:

The newly refurbished units in Phase 3 have been shown to prospective tenants and the allocation process is underway. A sixteen camera CCTV system has been installed and handover of the completed Kitchen/Community space area is expected to take place in the next fortnight.

February 2019 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	8	6	2
No. of Complaints	11	15	4
Total Complaints	19	22	6

No of anti-social Interviews per 1997 Act	2	5	1
No of other interviews	5	4	12
Total interviews	7	9	13

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

Allocations

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

Voids

Long Term Maintenance	0	0	0
Contracts	23	34	11
Capital Projects	97	21	0

Karl Mitchell

Area Manager