

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

Housing Update May 2019

Donal Barron, Area Housing Manager

Alfie Byrne House/ James Larkin House:

A programme of boiler replacement was completed in Alfie Byrne House and James Larkin House.

Ballybough Road, Nos 2-8:



External rendering on Nos. 2 – 4 is finished and the roofing of the entire terrace is almost complete.

Brendan Behan Court:



New CCTV Cameras were installed at Brendan Behan Court to aid the monitoring of illegal dumping and misuse of the complex's bins at the rear near Wellesley Place.

Croke Villas:



The external construction of the Handball Alley is nearing completion. We continue to work with the remaining residents in Croke Villas pending their move to new housing at 2-8 Ballybough Road.

Saint Laurence O'Toole's Court:

Front Door Bells were fitted to all the new doors of residents in Saint Laurence O'Toole's Court.

Saint Mary's Mansions:



Cluid have advised that construction work on St. Mary's Mansions remains on schedule and they estimate its completion in the final quarter of 2019. The finished redevelopment will consist of 80 homes in one to four bedroom apartments.

The Oakley Development



The construction of external brick/block walls is nearing completion, as are the internal stairs. The current estimated date for completion is October 2019. The finished complex will provide 29 homes for senior citizens.

Thomas Clarke House:



There has been an ongoing issue with overgrown ivy on the walls between Sean Terrace and Orchard Lane at the rear of Tom Clarke House. Recently there have been attempts to set fire to the ivy by vandals. Because of this, contractors were engaged to cut the ivy back. Once completed the area will be landscaped.



8 Flower Beds, (4 square and 4 round) have been installed at Tom Clarke House.



A number of apple trees were planted, following the clearing of the ivy at the rear of Tom Clarke House. The Liaison Officer has generated interest in the future use of the apples by distributing cookbooks with assorted fruit recipes to residents.

Sean Smith, Area Housing Manager

Dominick Street Lower

Duggan Brothers are currently constructing 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 St. This month's work will include stone bed for piling rig, archaeological investigations, secant piling, and the reduced dig. 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 once agreed, it will be distributed to the local people and businesses. I have asked for the local Area Councillors to be included in the circulation.

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



Secant Piling Works Progressing along Dominick St. Lower Elevation



Secant Piling Works Progressing along Dominick St. Lower Elevation

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. Tender brief completed for design team. A contractor has commenced working on installing a garden on the old playground at the south end of this complex. A photo montage was distributed to all residents. We expect some of the trees from Sean Foster Place to be relocated to this garden in the planting season.

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. Tender brief completed for design team.

Sean Foster Place

Stage four funding has been approved by the Department of Housing, Planning, Community and Local Government. Duggan Brothers Ltd has been awarded the contract and expects to be on site May 7th.

This scheme comprises 30 no. residential units over 6 no. floors, all dual aspect, with the living accommodation and private open space in the majority of units, facing South or West, onto a small shared landscaped court. The apartment mix consists of 7 no. 1 bedroom apartments, 18 no. 2 bedroom apartments, 3no. 2 bedroom duplex apartments and 2 no. 3bedroom apartments. Each apartment has dual aspect, with a private balcony.

A sod turning ceremony will take place at 2.30 pm on Friday 10th May on site, with the Lord Mayor and Minister for Finance in attendance

St Michan's House

A roof replacement programme has commenced in this complex, Blocks A and B is complete and work is ongoing on the remaining blocks.

Blackhall/Marminon

The tender for the roofs complex has been awarded and should commence in the next six weeks

Dick Whelan – Area Housing Manager

O'Devaney Gardens

There have been some delays to Phase 1 works and a completion date in the latter half of 2020 is now expected. The evaluation process in respect of tenders submitted relating to the next phase of development continues.

Bricins Park

The completion of the 2 into 1 project and in particular the achievement of Passive House Certification in relation to Block 2 was marked by a special event held in the complex on 7th May last which was attended by the Lord Mayor.

Karl Mitchell

Area Manager

April 2019 stats

ESTATE MANAGEMENT

Housing Managers: Sean Smith Donal Barron Dick Whelan

No of anti-social complaints per 1997 act Drug related	0	0	0
No of anti-social complaints per 1997 act not Drug related	14	5	4
No. of Complaints	5	18	7
Total Complaints	19	23	11

No of anti-social Interviews per 1997 Act	4	7	3
No of other interviews	2	8	12
Total interviews	6	15	15

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	1	0	4
Medical	1	0	1
Welfare	0	0	1
Homeless	0	0	2
Travellers	0	0	0
Succession	0	0	0
RAS/HAP	0	0	0
Fire/flood/Emg – Maintenance	0	0	1
Surrender Larger	0	0	0

Housing Managers:

Sean Smith

Donal Barron

Dick Whelan

Senior Citizens

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

Voids

Long Term Maintenance	0	0	0
Contracts	33	34	0
Capital Projects	97	21	0