

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

Housing Update for July 2019

Donal Barron, Area Housing Manager

Ballybough Road, Nos 2-8:



External rendering on Nos. 2 – 4 is finished and the roofing of the entire terrace is almost complete. First fixing is underway in nos 2-4.

Croke Villas:



Work is ongoing on re-directing the underground culvert on Sackville Avenue. 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.

James Larkin House:



A programme of Graffiti removal and Deep Cleaning of the brickwork at James Larkin House was carried out this month by Architectural restoration specialists PMac.

Patrick Heeney House



Painting has commenced on the basement railings at Patrick Heeney House.

Sean O'Casey Avenue:



The painting of the railings at Sean O'Casey Avenue along Ballybough Road has been completed. The scutching and clearing of weeds in the cobble-lock has commenced.

Saint Mary's Mansions:

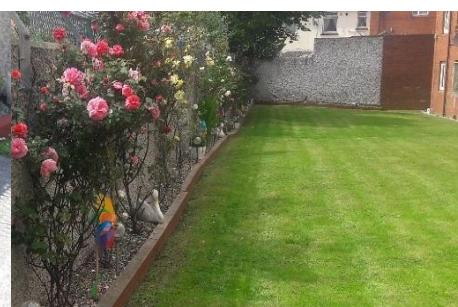
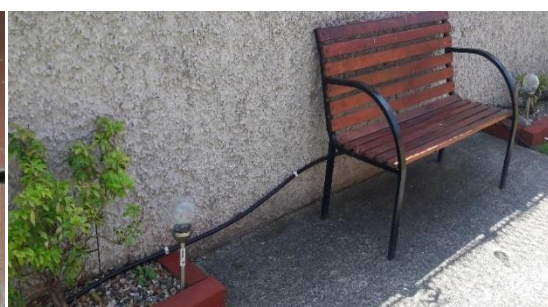


Cluid have advised that construction work on St. Mary's Mansions remains on schedule and they estimate its completion in the final quarter of 2019. The finished redevelopment will consist of 80 homes in one to four bedroom apartments. The housing office has begun compiling a list of applicants expressing interest. At present this stands at 35.

Summerhill Court Senior Citizens



Painting and deep cleaning has been carried out at Summerhill Court Senior Citizens complex. The basement walls in the sunken garden at the front of the complex have been painted and new planting and arranging carried out.



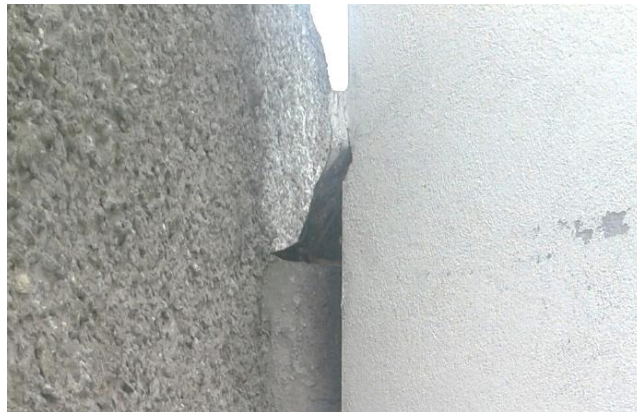
A new irrigation system has been installed in the rear garden area of Summerhill Court. Watering is targeted at every two hours and is specifically aimed at the Rose Bushes which are a particular feature of the rear of the complex. This project was part funded by the NEIC.

The Oakley Development:



The construction of The Oakley complex on Poplar Row remains on schedule for an October 2019 completion. The housing office has had numerous enquiries about the development while 8 applicants have put their name forward for consideration so far. The current estimated date for completion is October 2019. The finished complex will provide 29 homes for senior citizens.

Oriel Street/ Royal Canal Cycle Track Project.



Housing staff have been assisting John Jones Engineering in their survey of holding walls between residents on Oriel Street and the canal bank at Spencer Dock as part of the preparatory work for the development of the Royal Canal Cycle Track.

CCTV



New Cameras have been installed at:

James Larkin House: Currently being installed to prevent illegal commercial dumping in the complex.

Courtney Place: Upgrading of cameras at present.

Matt Talbot Court: An extra camera to cover the laneway at rear onto Sean O'Casey Avenue which is a blackspot for illegal dumping.

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 excavation of access and preparation of piles, installation of Capping Beams are on-going. 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 third quarter of next year.



Corner Building Sub-Structure



Capping beam works ongoing

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.

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 contractor is on site. Works are progressing on programme.

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.

Kevin Barry House.

A painting programme has commenced in this complex from Tuesday 2 July. Regular meetings are taking place with residents from this complex.

Dick Whelan – Area Housing Manager

O'Devaney Gardens

Phase 1 works on the construction of 56 Social Housing units and the realignment of the internal roadway are progressing however there have been delays and completion is now expected in Q4 2020.

Infirmery Road:

The Part 8 process in respect of the proposed construction of 38 Social Housing units on this site at its junction with Montpelier Hill has been initiated. A public information session on the proposals was held in the Ashling Hotel on 3rd July last.

Karl Mitchell

Area Manager

June 2019 stats

ESTATE MANAGEMENT

Housing Managers: Sean Smith Donal Barron Dick Whelan

| | | | |
|--|-----------|----------|----------|
| No of anti-social complaints per 1997 act Drug related | 0 | 2 | 0 |
| No of anti-social complaints per 1997 act not Drug related | 15 | 4 | 3 |
| No. of Complaints | 7 | 3 | 4 |
| Total Complaints | 22 | 9 | 7 |

| | | | |
|---|---|---|----|
| No of anti-social Interviews per 1997 Act | 3 | 2 | 4 |
| No of other interviews | 3 | 0 | 8 |
| Total interviews | 6 | 2 | 12 |
| | | | |

| | | | |
|--|---|---|---|
| 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 | 1 | 0 |
| Medical | 1 | 0 | 0 |
| Welfare | 0 | 0 | 0 |
| Homeless | 1 | 2 | 0 |
| Travellers | 0 | 0 | 0 |
| Succession | 0 | 0 | 0 |
| RAS/HAP | 0 | 0 | 0 |
| Fire/flood/Emg – Maintenance | 0 | 0 | 0 |
| 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 | 1 | 0 | 0 |
| Homeless | 0 | 0 | 0 |
| Travellers | 0 | 0 | 0 |

Voids

| | | | |
|------------------------------|-----------|-----------|----------|
| Long Term Maintenance | 0 | 0 | 0 |
| Contracts | 29 | 34 | 0 |
| Capital Projects | 97 | 21 | 0 |
| | | | |