

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

Housing Update for September 2019

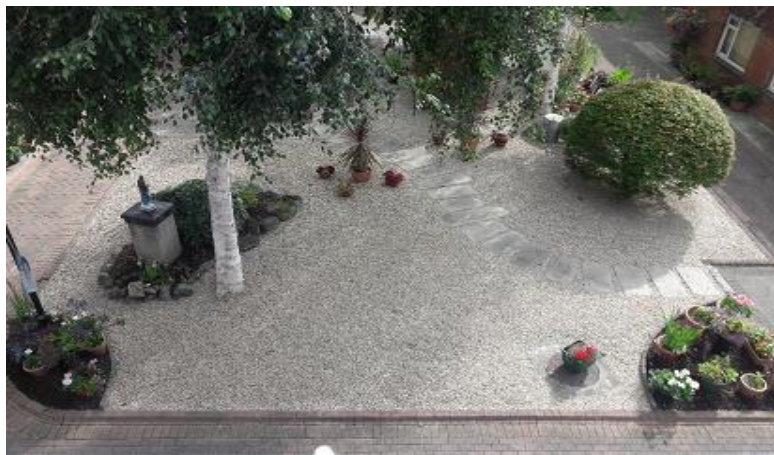
Pat Smith, Acting Area Housing Manager

Ballybough Road, Nos 2-8:



2-8 Ballybough Road is currently undergoing final snagging and following completion of snag list it will be available for allocation by the end of October 2019.

Brendan Behan Court:



Pathways and flower areas have been gravelled throughout complex with new mulch provided around the plants.

Courtney Place:



A new enclosed Bin shed system has been installed in the Courtney Place Complex.

Croke Villas/Handball Alley:



Construction on the Handball Alley is nearing completion. With 2-8 Ballybough Road due for completion in October, the way will be clear for demolition of the final block at Croke Villas and the construction of new housing on the site.

CCTV Upgrades:



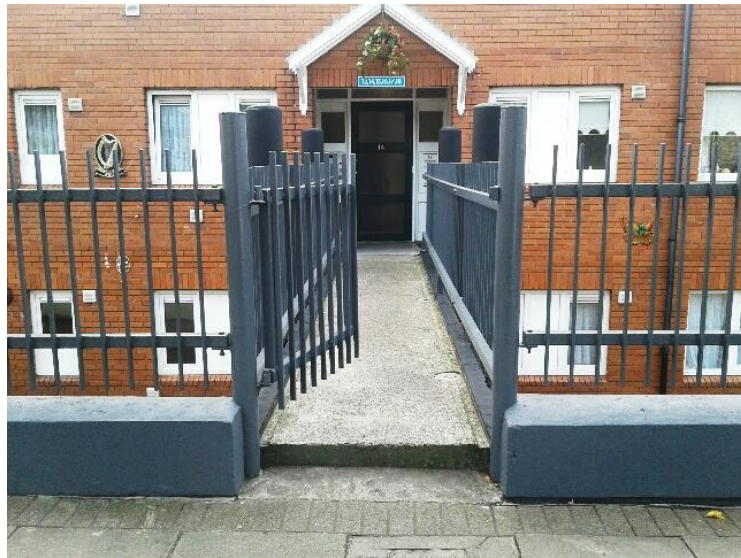
CCTV Cameras have been upgraded at Charleville Mall, North Clarence Street, North William Street, Dunne Street, James Larkin House, and Patrick Heeney House.

Matt Talbot Court:



The hallways and stairwells of Matt Talbot Court have been painted throughout as part of the current programme.

Patrick Heeney House / Summerhill Senior Citizens



The railings at Patrick Heeney House and Summerhill Senior Citizens Complex have been painted. Scutching of the footpath along the railings at Summerhill Senior Citizens has also been carried out. The work continues along that side of the street with further footpath cleaning and power washing along with the painting of railings.

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 first quarter of 2020. The finished redevelopment will consist of 80 homes in one to four bedroom apartments. The housing office has begun compiling a list of transfer applicants expressing interest. At present this stands at 38.

Spencer Dock/Royal Canal Cycleway:



Central Area Housing continue to work in conjunction with Jon Jones Engineering, DCC tenants and private residents at Oriel Street with regard to the renovation of the holding wall between Oriel Street and the Canal Walkway.

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 with 10 applicants having put their names forward for consideration so far. The finished complex will provide 29 homes for senior citizens.

Tyres Detection and Collection:



Housing have been detecting Halloween tyre stock piles since early August. They estimate they have recovered over 150 tyres so far. With many others have been burned already.

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. The programme is on schedule due for hand over Summer 2021. Crane 1 erected and Crane 2 under construction. Basement slab just complete. 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.



Concrete cast on pour 1 basement slab including Tower Crane base



Tower Crane 1 been erected. Tower Crane 2 base been prepared

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 Housing and Community Services Department is seeking to regenerate the current Dorset Street Flats and is actively liaising with the Department of Housing, Planning and Local Government with regards agreeing a Cost Effectiveness Analysis on the various regeneration options and securing stage 1 approval. It is envisaged the regenerated scheme will provide at least 158 new homes.

Concurrently, the Housing and Community Services Department is procuring an integrated design team which will be in place by December 2019.

Subject to the Department of Housing, Planning and Local Government's approval and the necessary achievement of planning permission, it is envisaged that the major regeneration works will take place in early 2021.

Sean Foster Place

Duggan Brothers Ltd has been awarded the contractor is on site. Works are progressing on programme. A Crane has been erected on site and 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. Painting is progressing.

Karl Mitchell

Area Manager

July/August 2019 stats

ESTATE MANAGEMENT

Housing Managers: Sean Smith

Pat Smith

Dick Whelan

No of anti-social complaints per 1997 act Drug related	0	3	0
No of anti-social complaints per 1997 act not Drug related	20	12	4
No. of Complaints	15	8	7
Total Complaints	35	23	11

No of anti-social Interviews per 1997 Act	9	5	3
No of other interviews	12	0	12
Total interviews	21	5	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	3	1	4
Medical	0	1	1
Welfare	0	1	1
Homeless	3	6	2
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

Pat Smith

Dick Whelan

Senior Citizens

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

Voids

Long Term Maintenance	0	0	0
Contracts	36	34	0
Capital Projects	97	21	0