

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

Housing Update for November 2019

Pat Smith, Acting Area Housing Manager

Ballybough Road, Nos 2-6:



2-6 Ballybough Road is currently undergoing final fixing and following completion of the snag list, will be available for allocation by November 2019.

Castleforbes Apartments:



12 apartments were acquired at the Castleforbes complex. 1 x 3 bed; 5 x 2 bed; and 6 x 1 bed. At present all have been allocated and 10 have been signed for. The remaining two are awaiting final clearance from Maintenance.

Croke Villas/Handball Alley:



Construction on the Handball Alley is nearing completion. With 2-6 Ballybough Road due for allocating in November, the way will then be clear for demolition of the final block at Croke Villas and the construction of new housing on the surrounding site.

James Joyce Street/Liberty House:



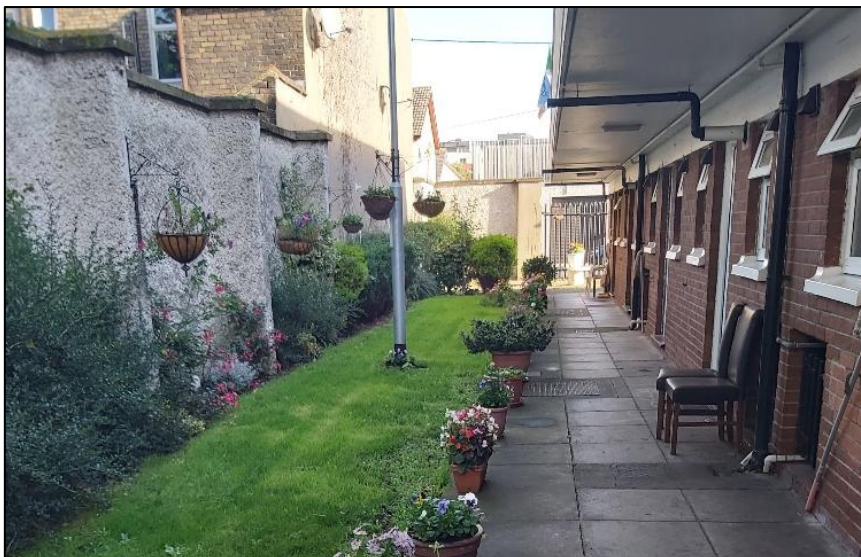
As part of the NEIC Greening Strategy, landscape improvement works will be carried out on James Joyce Street including a number of tree pit buildouts along the street. There will also be soft landscaping incorporated into the green margin around Liberty House.

Matt Talbot Court:



Painting of the Hallways in Matt Talbot Court has been completed.

St. Mary's Court, East Wall:



New bedding plants and landscaping has been carried out at the rear of St Marys Court East Wall.

Saint Mary's Mansions:



At St. Mary's Mansions scaffolding has been removed on the Sean McDermott Street side. Cluid have advised that construction work remains on schedule and they estimate its completion in the first quarter of 2020. The finished redevelopment will consist of 80 homes in 1 to 4 bedroom apartments. The housing office has begun compiling a list of applicants expressing an interest. At present this stands at 56.

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 which is nearing completion.

The Oaklee Development:



The construction of The Oaklee complex on Poplar Row remains on schedule for an early 2020 completion. The housing office has had numerous enquiries about the development with 16 applicants having put their names forward for consideration so far. The finished complex will provide 29 homes for senior citizens.

Sean Smith, Area Housing Manager

Dominick Street Lower

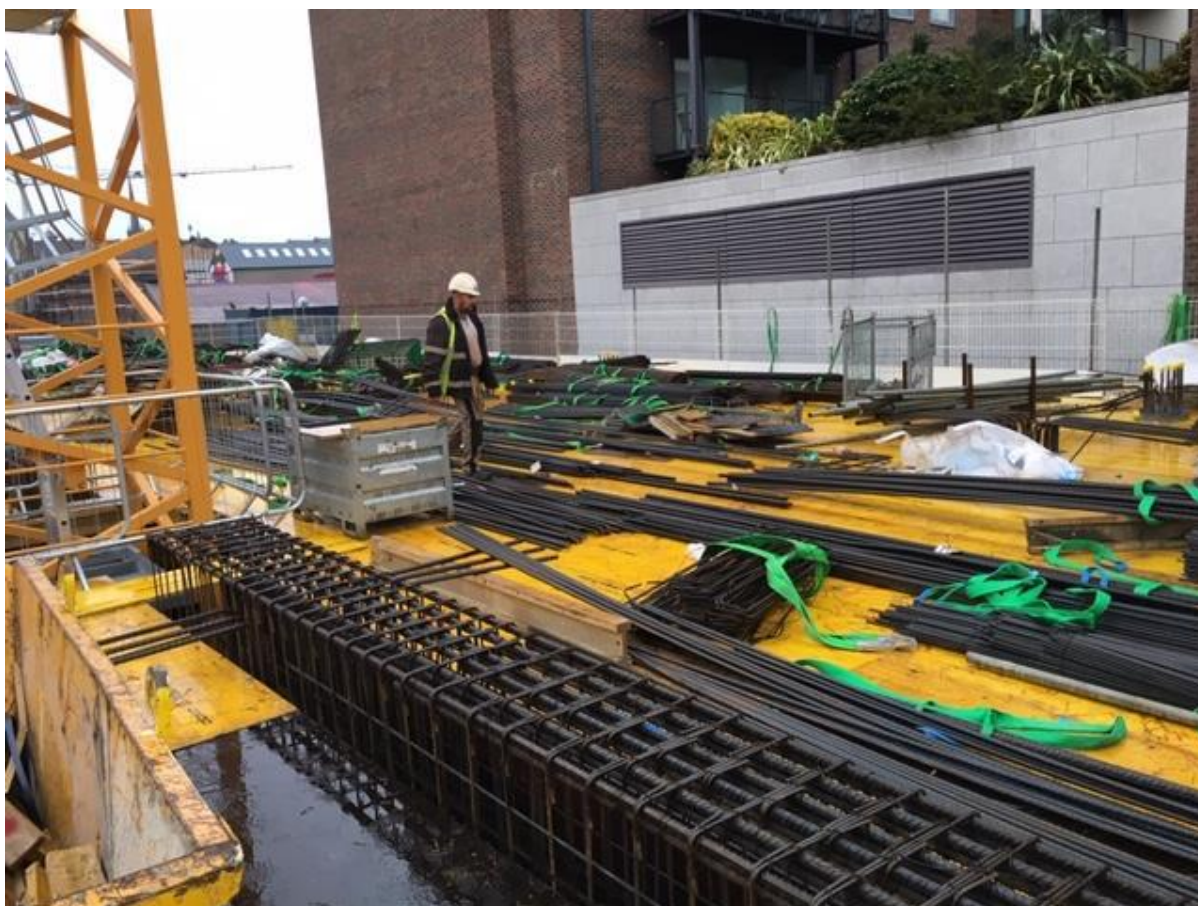
Duggan Brothers are currently constructing 5-3 bed town houses, 67 apartments consisting of 5-3 bed, 50-2 bed and 12 1-bed units, a community facility and retail/commercial units with 47 car spaces at basement level on the eastern side of Dominick St. The programme is on schedule due for hand over Summer 2021. Crane 1 and Crane 2 erected. 1st floor slab decking ongoing. 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 planning and funding are in the control of the Department of Education.



Ground Floor Slab cast GL 7-1 currently been decked out.



1st Floor slab decking ongoing GL 13b – 25b currently been decked out and reinforcement been placed.

Sean Foster Place (North King Street)

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. The expected completion date is spring 2021.

Kevin Barry House.

A painting programme has commenced in this complex from Tuesday 2 July. Painting is progressing.

Friary Court.

Painting programme has commenced.



Ground – 1st Floor walls been cast at GL 25b in Corner Building

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.

Karl Mitchell

Area Housing Manager

Nov 2019 stats

ESTATE MANAGEMENT

Housing Managers: Sean Smith Pat Smith

No of anti-social complaints per 1997 act Drug related	0	1
No of anti-social complaints per 1997 act not Drug related	7	12
No. of Complaints	4	22
Total Complaints	11	35

No of anti-social Interviews per 1997 Act	2	5
No of other interviews	3	0
Total interviews	5	5

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

Allocations

Bands 2 & 3	2	4
Medical	0	1
Welfare	0	2
Homeless	3	8
Travellers	0	0
Succession	0	0
RAS/HAP	0	0
Fire/flood/Emg – Maintenance	0	1
Surrender Larger	0	0

Housing Managers: Sean Smith Pat Smith

Senior Citizens

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

Voids

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