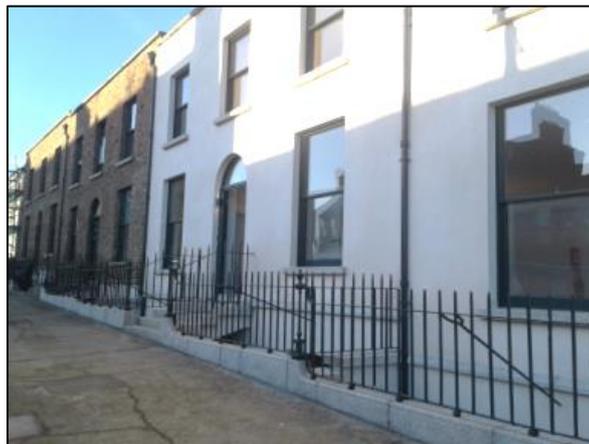


**To the Chairperson and Members
Of the Central Area Committee**

Housing Update for January 2020

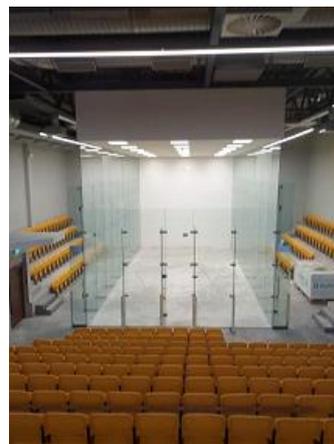
Pat Smith, Acting Area Housing Manager

Ballybough Road, Nos 2-6:



Allocation of 2-6 Ballybough Road has begun with all four families currently in Croke Villas signing tenancies on the new properties. The two one bed apartments have also been allocated.

Croke Villas/Handball Alley:



Construction on the Handball Alley is nearing completion. This will clear the way for demolition of the final block at Croke Villas and the construction of new housing on the surrounding site.

Saint Mary's Mansions:



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 compiled a list of those expressing interest in being housed at the complex which has now been passed on to Cluid. The closing number was 62. 30 former tenants have letters of comfort.

The Oaklee Development:



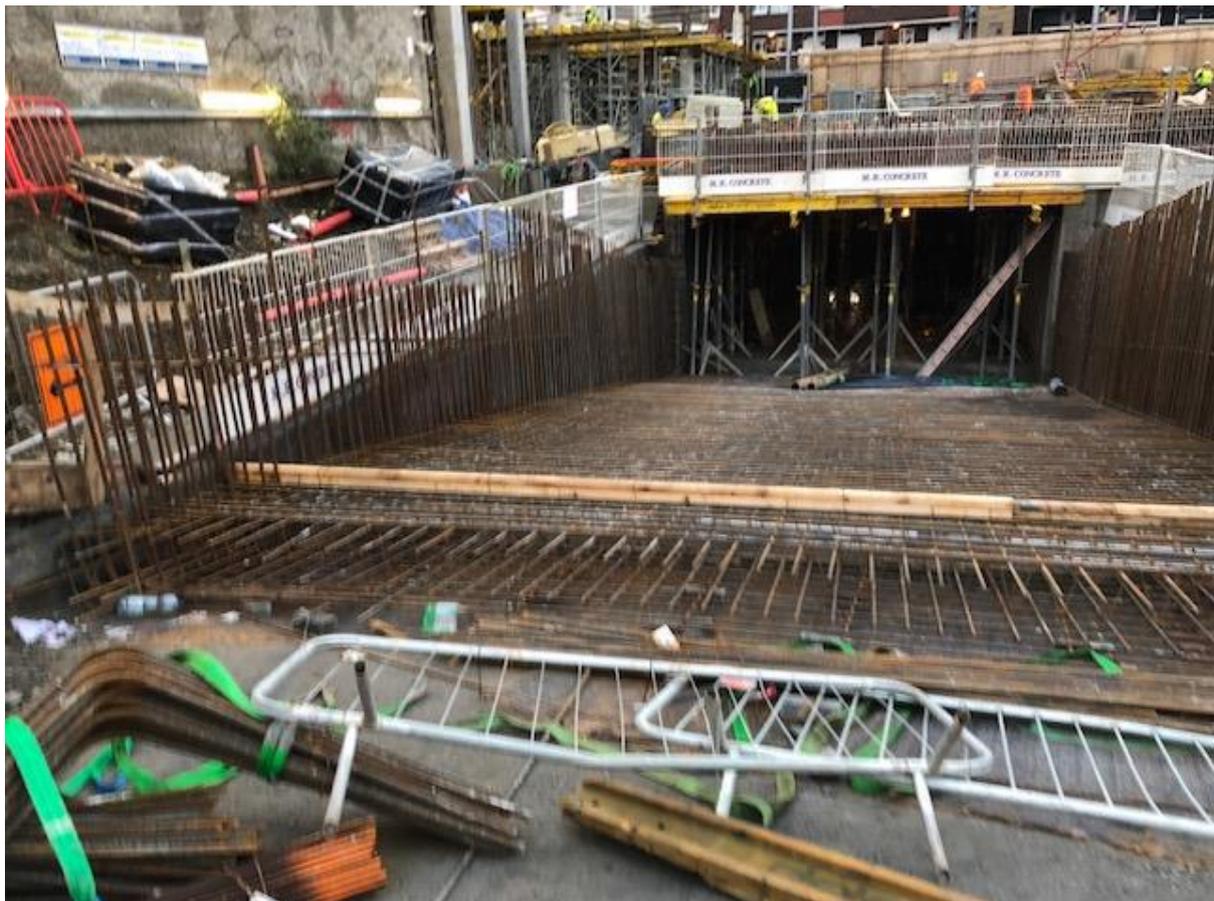
The construction of The Oaklee Complex on Poplar Row is nearing completion. It is expected that final fix and snag-listing will take place in January 2020 and the complex will be available for allocating towards the end of February. The housing office has had numerous enquiries about the development with 16 applicants having put their names forward for consideration so far. The finished complex will provide 29 homes for Senior Citizens.

Area Housing Manager - Vacant

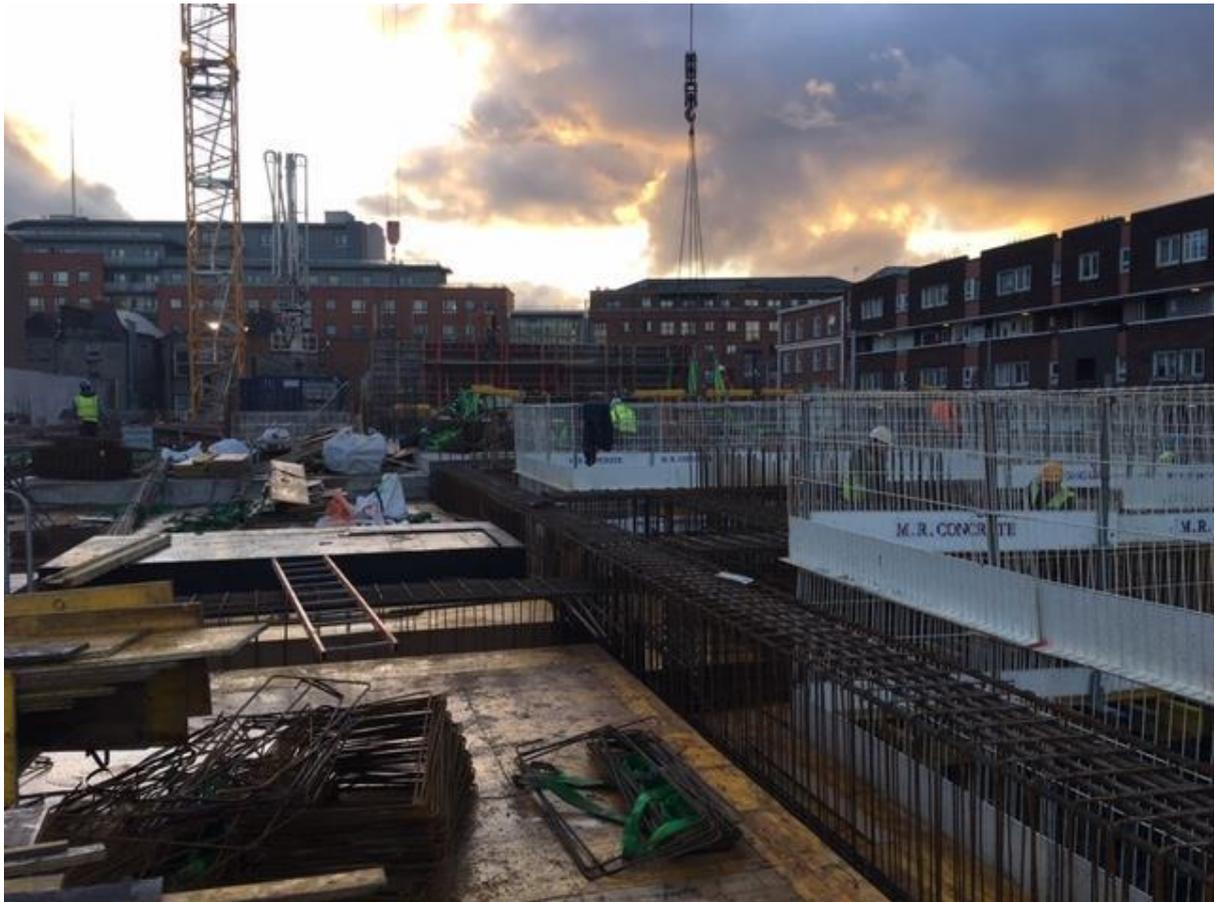
Dominick Street Lower

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 last meeting was held on Monday 6th January.

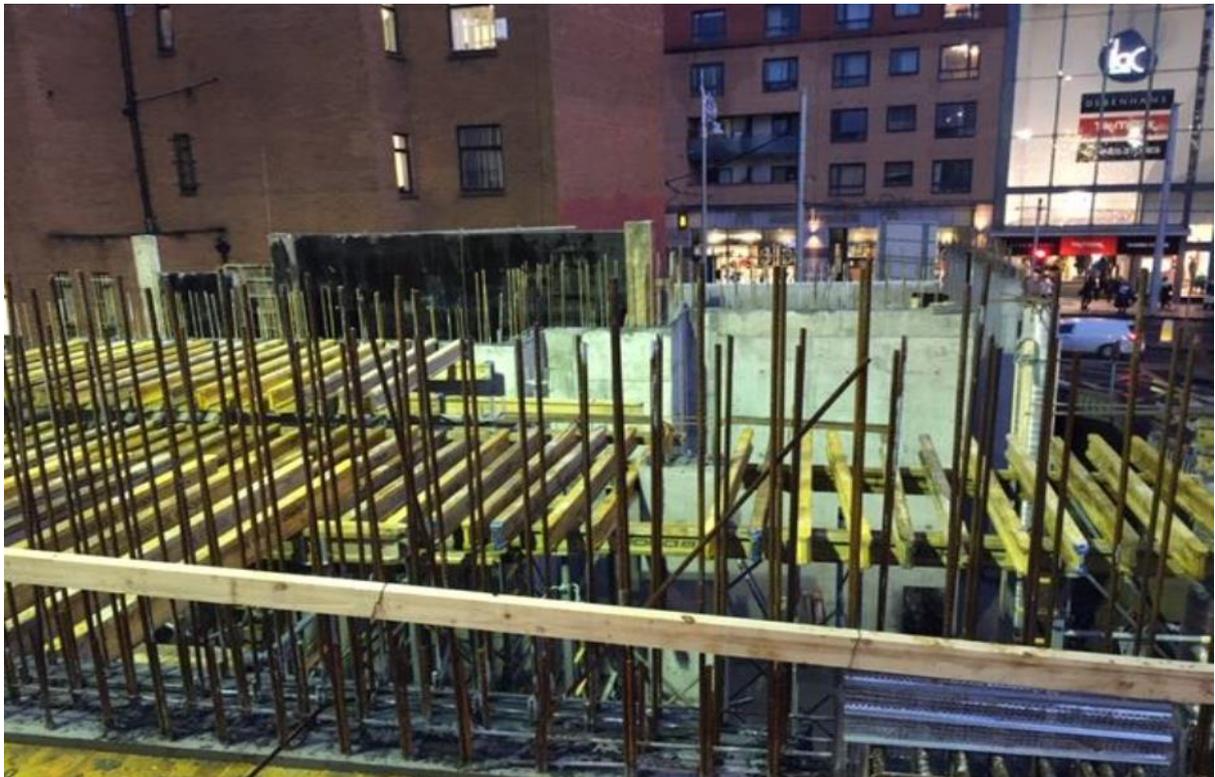


Basement Ramp Cast



1st Floor podium slab GL 13b – GL 5 reinforcement fixing ongoing.

1st Floor Slab in Corner Building Ongoing





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

Sean Foster Place (North King Street)

Works are progressing.

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 of the complex will continue over three weekends in January (weather permitting) as a hoist is required and traffic management will be in place to paint the area on the main road.

Friary Court.

Painting works have been completed.

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.

Wolfe Tone Close

A new GSM intercom system is being installed at the pedestrian gate and we expect this to be completed by the end of January 2020.

Karl Mitchell

Area Manager

Dec 2019 stats

ESTATE MANAGEMENT

Housing Managers: NWIC

Pat Smith

No of anti-social complaints per 1997 act Drug related	0	0
No of anti-social complaints per 1997 act not Drug related	2	16
No. of Complaints	4	14
Total Complaints	6	30

No of anti-social Interviews per 1997 Act	2	6
No of other interviews	1	0
Total interviews	3	6

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	1	1
Medical	0	0
Welfare	0	1
Homeless	4	4
Travellers	0	0
Succession	0	0
RAS/HAP	0	0
Fire/flood/Emg – Maintenance	0	0
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	29	28
Capital Projects	97	21