

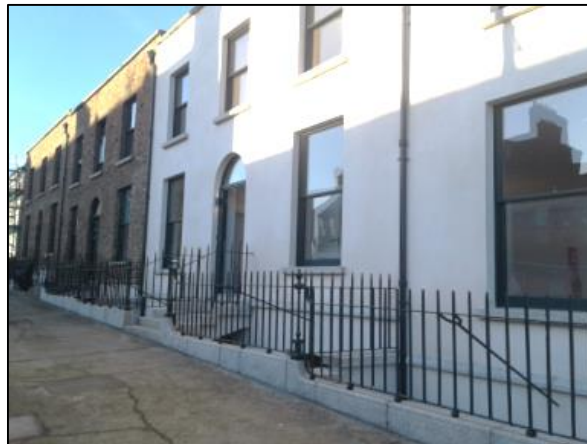
**To the Chairperson and Members
Of the Central Area Committee**

Housing Update for February 2020

Pat Smith, Acting Area Housing Manager

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Ballybough Road, Nos 2-6:



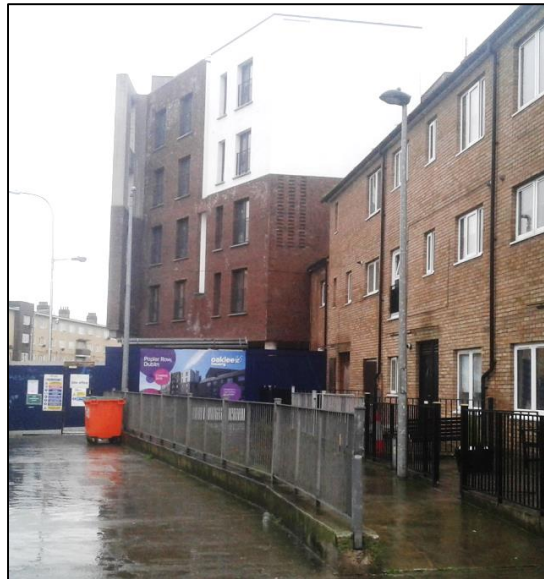
The final 1 bed Flat at 2-6 Ballybough Road has been occupied. This brings the Allocation of properties at this address to a close.

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.

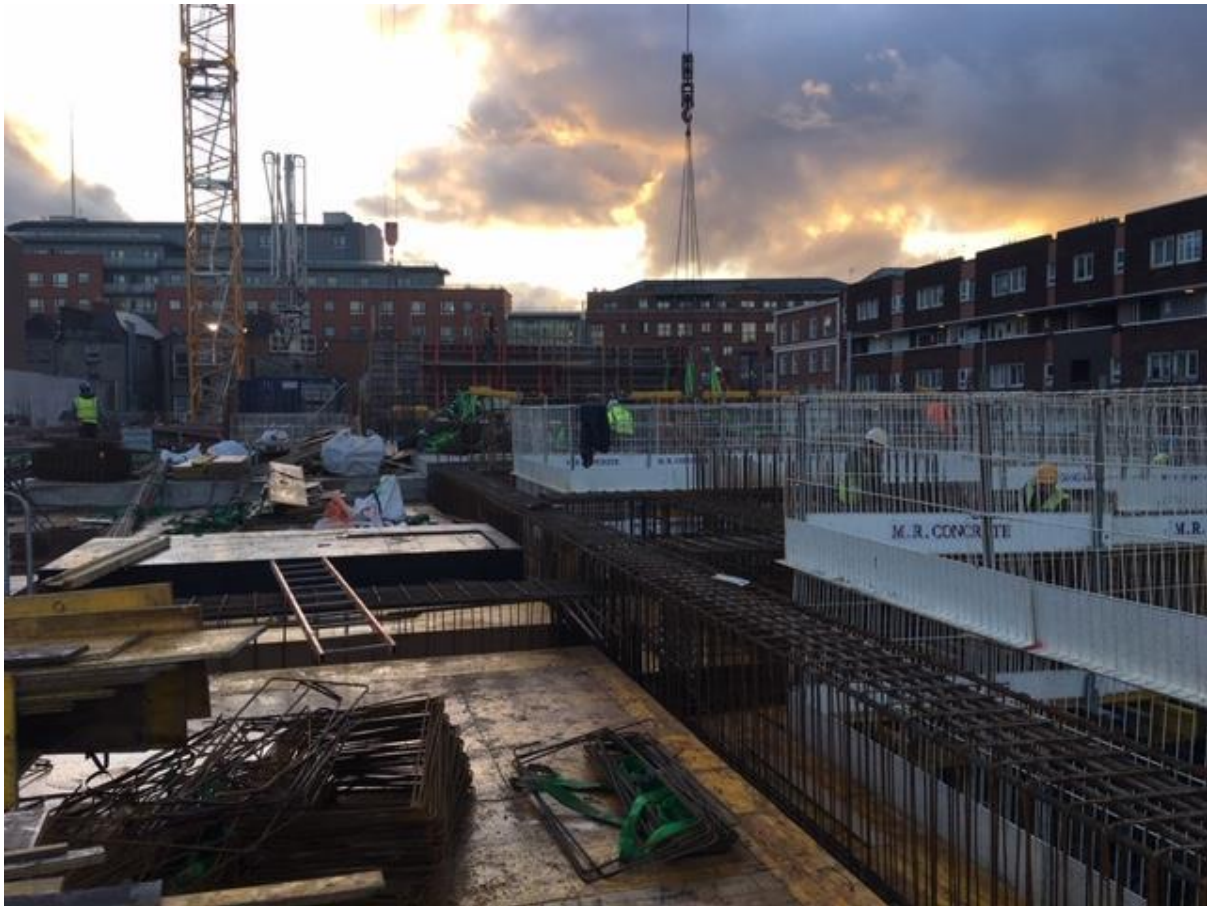
Area Housing Manager - Vacant

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.

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.

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.

Parking Enforcement (Apcoa) will be re- instated in this Complex due to ongoing problems with illegal parking.

Wolfe Tone Close

The new GSM intercom system has now been installed and is now working.

January 2020 stats

ESTATE MANAGEMENT

Housing Managers: NWIC

Pat Smith

No of anti-social complaints per 1997 act Drug related	1	0
No of anti-social complaints per 1997 act not Drug related	10	14
No. of Complaints	3	12
Total Complaints	14	26

No of anti-social Interviews per 1997 Act	6	3
No of other interviews	2	0
Total interviews	10	3

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	0	1
Medical	0	0
Welfare	0	1
Homeless	1	3
Travellers	0	0
Succession	0	0
RAS/HAP	0	0
Fire/flood/Emg – Maintenance	0	1
Surrender Larger	0	1

Housing Managers:

Sean Smith

Pat Smith

Senior Citizens

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

Voids

Long Term Maintenance	0	0
Contracts	30	28
Capital Projects	97	21

Community Development Section Area Committee Report February 2020

Brian Mongey – Acting Assistant Community Development

St. Michan's House Recreation Centre



St. Michan's House Recreation Centre has been refurbished to a high quality standard. Staff from the Community Development Section worked alongside the residents committee to bring forward a design brief for the architects and builders to complete. The centre hosts a number of programmes including after schools programmes, adult education, bingo, sewing and other events.

The official opening is scheduled for 29 February and will include the unveiling of a new garden bench.

Total cost for this refurbishment project is €27,929.88

Drumalee

Community Staff have held an initial meeting with residents and the local Community Garda. It is hoped that a resident's committee can be formed to assist in the resolution of issues identified by locals and to allow for the establishment of activities such as clean up days, greening projects and summer activities.

Clean up days

Clean up days have been arranged for the following areas:

Champions Avenue	Saturday 15 th Feb
Gloucester Diamond	Saturday 15 th Feb
Friary Grove	Saturday 15 th Feb
Patrick Heaney	Saturday 15 th Feb

Gardiner Street Senior Citizens

A new Senior Citizens Group has been set up at Fr Scully House. Initial activities will include chair aerobics and a book exchange. An outing has been arranged for fifteen residents to attend the pantomime at East Wall Community and Arts Centre.

Distillery Community Centre

A chair aerobics class has been set up in association with the centre manager. Community Staff are in regular with the centre.

Laurence O'Toole Court

A book exchange has been established for this complex and Community Staff will visit regularly.

LYCS / Summer Hill Senior Citizens

Arrangements have been put in place for the LYCS youth group to use the community room at Summer Hill Court. The facility is being used three times per week with two sessions most evenings. Arrangements are in place to upgrade the kitchen. This will benefit both the residents and LYCS.

Chinese New Year @ Hill Street



Community Development Staff assisted in the delivery of the Chinese New Year Event staged on Hill Street. The event was funded by the NEIC and organised in partnership with the Hill Street Family Resource Centre and Dublin City Council. Over 4,000 people attended the event.

Karl Mitchell

Area Manager