

To the Chairperson and Members
Of the Central Area Committee

14th September 2021

North West Inner City/ Parnell Street Office Housing Update

Sean Foster Place

The latest update on this complex include :

1. Roof nearing completion.
2. External brickwork complete except for small section at ground level.
3. Plastering is being completed on the Fifth (final) floor.
4. Windows are in except for one core lobby which are hopefully going in this week.
5. Second fix services are in progress.
6. First apartment snagged at ground floor level.
7. RECI certificates for 11 apartments have been completed.
8. It is expected that the crane will be removed on September 19th.



View of Site Works Progressing

Dominic Street Lower

Works in the month of August 2021 include the following:

- Masonry Works brickwork and blockwork nearing completion.
- Mechanical and Electrical works final fix and testing commenced.
- Fit Out works in the main building, Conor Building and Townhouses including the installation of kitchens.
- Façade works ongoing in the Corner Building and Townhouses ongoing.
- Hard Landscaping works ongoing.
- Balcony installation ongoing.
- Upcoming road closure works will occur next month on Dominic Lane for utility works.
- Road closure will also occur on Granby Place for tower crane dismantling works over one weekend. Newsletter will be issued shortly/ closer to the time with details. DBL will endeavour to ensure these works will be carried out within the permitted environmental levels to minimize the impact of the construction works on the local community.



Rear Elevation of the Project



Works of the Façade 5th Floor Dominic St. Elevation



Wood Panelling Ongoing In Apartments

Constitution Hill

Site meetings have taken place with Dublin City Architects, Grafton Architects and DCC Housing & Maintenance.

Personal meetings with residents are on-going to discuss the redevelopment and their concerns.

Update letters regarding the redevelopment are being issued to all tenants on a regular basis.

Blackhall Queen Street Complex

Mag locks have now been fitted to the four blocks and the keys will be issued to residents in the coming weeks.

Henrietta House

Meetings are ongoing with housing, community and residents regarding the garden project.

The opening of the refurbished garden took place on Thursday the 1st July.

Kevin Barry House

Estate Management and the resident's committee members are in communication regarding housing and community service issues as they arise.

Chancery House

Estate Management and residents are in on-going communications to Housing and Community Services.

Hardwicke Street

Estate Management are working closely with the Men's Gardening Club.

The playground has now been resurfaced and new equipment added.

Saint Michan's House

There are ongoing monthly meetings with two members of the residents association.

A new Euro-Bin corral was due to be installed opposite blocks C, D & E.; however, due to problems with supplies it should now be completed by the end of September.

In addition, bollards are to be installed outside the corral to ensure clear access to the bin area.

Drumalee Estate

Meetings have now commenced with Estate Management, Residents and Gardaí in an attempt to redress on-going issues within this estate.

On-going meetings with the residents and the Gardaí regarding anti-social problems within the estate. Roly-poly steel was erected on the front entrance gates to the court to prevent easy access for youths.

Estate Management Housing Statistics, August 2021

Housing Managers:

Marion Foran

No of anti-social complaints per 1997 act Drug related	0
No of anti-social complaints per 1997 act not Drug related	4
No. of Complaints	3
Total Complaints	7

No of anti-social Interviews per 1997 Act	2
No of other interviews	2
Total interviews	4

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

Allocations

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

Senior Citizens

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

Voids

Long Term Maintenance	0
Contracts	30
Capital Projects	97

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