

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

12th October 2021

Housing Matters in the Central Area

NORTH EAST INNER CITY AREA:

Avondale House:

Arrangements have been made for the cutting back and pruning of plants and bushes within the environs of Avondale House. A contractor will be engaged by our Parks Department and work is due to begin in early October.

Ballybough Court:

A new linoleum floor is to be laid in the wash room at Ballybough Court.

The housing team are currently working with a senior citizens group to encourage social activities in the Ballybough Community Room.

There are a number of trees on the grounds of Ballybough Court with overgrown branches encroaching neighbouring properties. The area office will engage a tree specialist to assess the works needed including costs.

Ballybough House:

A number of CCTV Cameras have been replaced and the entire CCTV system has been upgraded at Ballybough House.

The Two Flat amalgamation of Nos 27 and 28 Ballybough House is nearing completion and will be showcased as part of the Open House Architectural Festival on Sunday 17th October 2021.

The residents of Ballybough House will have an opportunity to view this project before the Open House Showcase commences at a residents-only showing on Saturday 16th October.

Bonfire Materials:

The annual confiscation and disposal of bonfire materials has begun in the NEIC. So far we have recovered approx. 12-14 tons of bonfire and other combustible materials from our housing complexes and estates. The tonnage weight is due mainly to the amount of large tyres being found.

Brendan Behan Court:

Trees and bushes at the front and rear of the complex have been cut back by DCC Parks Section.



Croke Villas/Sackville Avenue Site:

Site 2 on Sackville Avenue, (part of the future redevelopment of the Processional Boulevard entrance into Croke Park), has been overtaken by an infestation of buddleia bushes which have encroached on the Sackville Avenue footpath. Arrangements have been made with Housing Maintenance for the removal of the weeds.

There is also a problem with buddleia at the same site encroaching on the gardens at the rear of some of the private houses on Foster Terrace. Housing have been in consultation with the Development Section for the appointment of specialist contractors to remove the buddleia due to the presence of further infestations on the site.

Part 8 approval for an additional 3 houses (2 Storey 3 beds) has been granted for the redevelopment of Croke Villas/Sackville Avenue making a total of 14 houses and 61 Apartments in total for Croke Villas.

Dublin Landings – North Wall Quay:

Housing Allocations have begun compiling a list of potential tenants for the new apartments at Dublin Landings. Snag listing is almost completed and we are currently awaiting the return of the apartment keys for the roll out to commence. The acquisition consists of 6 x 1 Bed; 6 x 3 Bed; and 18 x 2 Bed apartments.



Killane Court:

Extensive landscaping and cutting back of weeds and shrubbery including trees having their crowns raised was completed by our Parks Department. This work was carried out in the community garden section of Killane Court.



Laurence O’Toole Court:

The Housing section appointed contractors to investigate the corruption of the water system at St. Laurence O’Toole Court. This corruption of the water was due to the kitchen and community room been closed during the pandemic.

Following a programme of treatment the Community Rooms are ready to reopen pending final inspections. The Meals on Wheels programme, which operates from the SLOT Kitchen, will be operational again in due course.

Matt Talbot Court:

Stage 1 approval has been received from Department of Housing, Local Government and Heritage (DHLGH) for redevelopment of the scheme to provide 92 homes. Initial surveying and testing is set to commence in the coming weeks. An information newsletter for all tenants of Matt Talbot Court will be distributed before this work begins.

Poplar Row:

Housing have co-ordinated with the Community Section to have flower arrangements placed in Poplar Row Flats as part of the overall “Greening” of the area.

Central housing and Community staff are working with the residents to enhance the environs of Popular Row.

Housing Maintenance Division have also agreed to place Poplar Row as a priority on the next painting programme.

Summerhill:

Housing Maintenance have agreed to prioritize the renovation of the steps that lead down to the Community Area at Summerhill Senior Citizens complex.

The flower beds to the front of the complex will be replanted for the winter.

Sept 2021 stats

ESTATE MANAGEMENT

No of anti-social complaints per 1997 act Drug related	2
No of anti-social complaints per 1997 act not Drug related	28
No. of Complaints	16
Total Complaints	45

No of anti-social Interviews per 1997 Act	6
No of other interviews	2



Total interviews	8
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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	6
Medical	1
Welfare	0
Homeless	2
Travellers	0
Succession	0
RAS/HAP	0
Fire/flood/Emg – Maintenance	0
Surrender Larger	1

VOIDS

Long Term Maintenance	1
Contracts	22
Capital Projects	20

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NORTH WEST INNER CITY AREA:

Sean Foster Place:

Update for September 2021 include:

- ESB connected electricity to another ten units (60% connected now).
- Irish Water sub-contractor due on site on Monday 4th October to make final drainage connection which should take one week to complete provided a connection is made.
- Progress is reflected in payment certificate at about 90% complete in September payment. All parties are working hard to achieve completion.
- There has been a drop in numbers on site reflecting resources issues experienced on the site.



Dominic Street Lower:

Works in the month of September 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.



Rear Elevation of the Project



Works of the Façade 5th Floor Dominic St. Elevation



Wood Panelling Ongoing In Apartments

The Regeneration Board meetings have now recommenced.

One to one meetings will commence with the sitting residents in Dominic Street West during October to discuss their needs and where within Dominic Hall they will be re-allocated.

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.

Works on all main drains within the complex have now been completed.

Blackhall Queen Street Complex:

Mag locks have now been fitted to the four blocks and the keys will be issued to residents by the end of October.

Henrietta House:

There are ongoing meeting with residents regarding the day to day happenings within the estate.

A meeting will be held with the residents to discuss Halloween.

Hardwicke Street:

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

Planters are be fitted into the four triangles on the plaza in Rory O'Connor House.

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, this was due to be installed by the end of September. This has not occurred due to supply issues.

In addition, bollards are to be installed outside the corral to ensure clear access to the bin area. This will be installed at the same time as the corral.

Drumalee Estate:

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

All roly-poly fencing is completed in Drumalee Court. We are working closely with the residents from the community and the community section with a view of cleaning and enhancing pocket areas within the estate.

Constant on-going communications with An Gardaí to combat anti-social behaviour within the Estate and Court.

Upper Dominic Street:

Essential works were carried out and completed to the fire-alarms system on the stairwells of the whole complex.

Statistics, Sept 2021

No of anti-social complaints per 1997 act Drug related	0
No of anti-social complaints per 1997 act not Drug related	5
No. of Complaints	5
Total Complaints	10

No of anti-social Interviews per 1997 Act	4
No of other interviews	1
Total interviews	5

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

Senior Citizens

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

Voids

Long Term Maintenance	0
Contracts	30
Capital Projects	97

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CABRA/GLASNEVIN AREA:

St. Mary's Place North/ Dorset Street Flats:

The Part 8 planning submission was made in September 2021. Progress is currently being made with the detenancing process in both St Mary's Place and the middle block.

Despite the challenges that we are currently facing surrounding remaining restrictions, Dublin City Council is committed to continuing ongoing consultation with both residents of Dorset Street Flats as well as local residents and all other interested parties in relation to the new development. Further improvement works, as well as Halloween events are being planned over the coming weeks in conjunction with residents within the complex.

St Bricin's Park:

The Housing and Community Services Department is currently progressing the submission to the DHLGH and anticipates initiation of Part 8 planning in Q4 2021. The number of new housing units being provided on the site is 10. Consultation and information sharing with the local community is planned to take place in October.

O'Devaney Gardens:

The latter stages of the project have been delayed substantially by both lockdowns. The revised target completion date is now the end of Q 1 2022.

Bartra, the preferred bidder for the Housing Land Initiative, applied for planning permission in May 2021 and permission was granted in September 2021. It is expected that building works will proceed in Q1 2022 unless a Judicial Review commences.



St Finbar's Court:

Housing Development are currently finalising the Tender package and it is hoped it will be published in Q4 2021 and that works will commence toward the end of Q1 2022. Housing Maintenance are continuing to keep the site cleared of illegally dumped rubbish and have welded all entrance gates to deter access until the area can be completely fenced off. It is hoped that the palisade fencing will be in place on both sites before Halloween. Security are currently inspecting the site twice daily and reporting their findings to the Projects Office.

Bannow Road Site:

The Department of Housing, Planning & Local Government have given approval for development of Social and Affordable Housing at the Bannow Road site in Cabra. City Architects hope to have detailed drawings for 120 Volumetric Units by Q4 2021. It is hoped that they will apply for Part 8 planning permission by the end of Q1 2022 to be onsite to start the 18 month building programme by the end of 2022. Transport For Ireland have made DCC aware of their intention to acquire some of this land. Senior Management are currently investigating this and will report back to all Councillors through the Central Area Committee.

Infirmary Road:

The Infirmary Road development will consist of 38 units in total located in two blocks, with a mix of 1, 2 and 3 bed apartments and duplexes in both blocks. The development has received Part 8 approval to include the demolition of two buildings on site, which commenced in April, and excludes the Married Quarters as there is a preservation order in place for this building. The programme for Infirmary Road initially indicated going to tender in March 2021 but, due to Covid 19 Level 5 Restrictions and demolition work being held up as a result, it is now expected to go to tender in Q4 2021.



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