

**The Chairman and Members of
North West Area Committee.**

Meeting: 19th October 2021

Item No: 8

Ballymun Area Office Report

- 1. Covid-19 Community Response Forum**
- 2. Social Regeneration Fund update**
- 3. LAP Update**
- 4. Community Development Update**
- 5. Economic Development Update**
- 6. Housing Report**
- 7. Other News/Updates**

1. Ballymun Covid-19 Community Response Forum

The Covid-19 Community Response Forum is continuing in Ballymun. Liam Barry, Martina Kelly and Ciaran Mahony are on a rota responding to requests. Requests have dropped to one a week in the past month. Setanta Hurling Club continue to assist.

2. Ballymun Social Regeneration Fund Update

Following on from the report presented to the April North West Area Committee, the Assessment Panel met regularly to finalise funding being allocated to each successful groups / agencies in 2021, monitor the progress of all programmes, and to continue to review the process for 2022.

The Area Manager and a member of the administration team met with all 16 successful applicants to advise them of the review to date, the proposed process for 2022 and to discuss their individual programmes operation under the fund.

It has been agreed with the assessment panel if funding is available in 2022 the Ballymun Area Office will put together a team of highly skilled mentors with the aim of helping managers, groups and agencies receiving social regeneration funding respond to the challenges of running their organisation/programmes. The Social Regeneration Support Service will offer their expertise in the following areas:

- Business and Financial planning
- Business strategy
- Performance management
- Professional development / Training needs
- Sales & Marketing
- Digital marketing
- Advice on applying for funding
- Business organisation
- Information on supports from Government and other business support agencies
- Community Development

An on-line workshop was organised by the Assessment Panel for Monday 18th October, all groups, agencies and organisations receiving social regeneration funding have been invited to participate. The Area Manager opened the workshop with an update on progress of the review to date, and introduction to the assessment panel, details of the 2022 process (if funding is secured) and information in relation to the proposed Social Regeneration Support Service. We have also invited The Wheel to give a presentation at the workshop in relation to other potential funding streams. Large numbers have confirmed their attendance at the workshop and many have commented on the positive interaction with Dublin City Council this year in relation to the Social Regeneration Fund.

3. Local Area Plan Update

Shopping Centre – Site 1

With demolition complete, a presentation on the findings of the Feasibility Study and the Retail Report on the former shopping centre and a workshop has been organised for 19th October with the Councillors to discuss long-term and short-term uses for the site (a Teams invite has been sent to Councillors).

The Area Office are investigating short term solutions to the parking issue around the shopping centre site in non-designated parking locations.

(North Quarter) - Site 3

The vacant units continue to be advertised by Smith Butler Estates on Daft:

<https://www.daft.ie/53113341>. *Deals are at an advanced stage for a café and a gym at this location. BNP Paribas have 12660 sq ft of office space available to rent above Lidl:

<https://bit.ly/2SNj4Xw>

The promoters of both these ventures are receiving support through the Ballymun Finglas Business Advice Service.

Vacant DCC units

There were two viewings recently in the Shangan Units with one expression of interest received for consideration.

Site 10 (Shangan Road)

A portion of Site 10 on Shangan Road, Ballymun has been approved by the DoHLGH for development as part of Bundle 3 (B3) of the Social Housing (SHB3) Public Private Partnership (PPP) Programme.

Site investigations are now completed and the associated reports are being compiled to assist the design team in developing a finalised design for consultation. We are finalising arrangements for consultation with the Elected Members and other key stakeholders in the vicinity of the site.

It is currently envisaged that the proposed development will deliver approximately 74 senior citizen apartments, primarily 1 bed units, and 10 houses for people with particular medical needs, in conjunction with a small number of general needs units, 'pepper potted' within the development, in order to create a more sustainable social mix.

Site 22 & 23 (1-37 Oileáin na Crannóige, Balbutcher Lane)

The last 3 houses, 18-20 are very close to finishing. Snagging will begin next week and the external works will continue.

Site 21 Balbutcher Lane/Belclare View

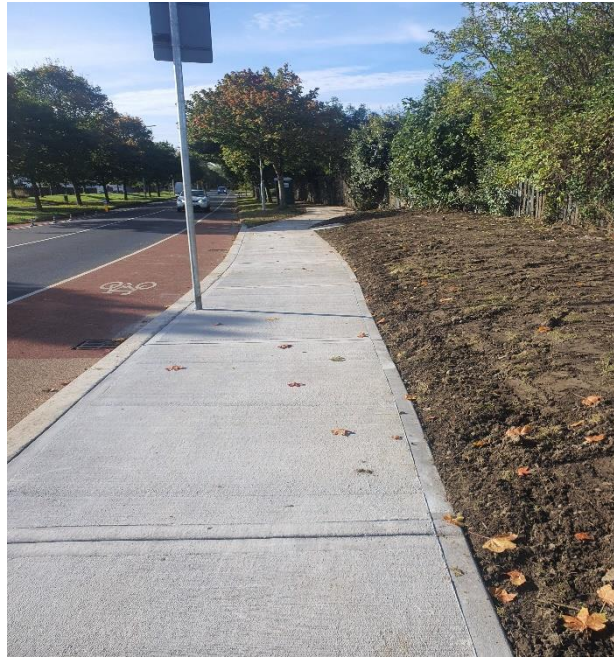
Ó Cualann await transfer documents from Dublin City Council prior to going to site.

In relation to **site 12, site 14, St. Joseph's (site 19), Parkview (site 25) and the Carton Lands** we have received no additional information since the update provided in the September Area Committee Report.

The Director of Housing Delivery has advised that the Housing Team are open to holding an information session with the North West Councillors in November to go through all of our sites and schemes that are pending development. We will be in contact in the coming weeks to arrange a suitable date.

Balbutcher Lane/ Hampton Wood Scheme

The Area Office secured funding and were instrumental in ensuring that an additional footpath was provided along Poppintree Park Lane West to the new junction. At the request of the Area Manager works commenced on Monday 4th October on a new footpath on the north side of the western approach to the junction to link Hampton Wood Drive to the IDA Park. The completion of the works significantly improves the safety of the community and it was a greatly welcomed by the new crèche "Pals" in Hampton Woods.



A meeting was held with the developer of Hampton Wood to discuss the traffic issues that have been raised with DCC. The developer confirmed that they are still in charge of this section of roadway and have undertaken to install additional traffic interventions to address the safety concerns. In particular they will install double yellow lines and flexible bollards at the junctions with the side roads, to ensure sufficient visibility is available for cars exiting the side roads. The developer also undertook to submit an application to DCC to start the taking in charge process of Hampton Wood Drive.

Silloque Infrastructure Scheme

The new asphalt surface on **Gateway Crescent** failed to meet the necessary quality requirements so the Contractor has replaced this at their own cost. The new junction with Gateway Crescent opened to traffic at noon on 11th October.

The current road closures at Owensilla and Silloque Way have allowed the works to proceed well on Silloque Avenue. Sections 1 -3 Works are continuing on the drainage network, ESB and gas mains for the proposed diversions. The gas diversion between Silloque Way and Owensilla 1 should be complete by the third week in October, which will be followed on by ESB diversionary works at the existing substation.

Utility works in Section 4, from Owensilla to Our Lady's Nursery are almost complete and the area is being prepared for kerbs and surfacing.

As noted last month the Sillogue Gardens works have been pushed back to January 2022, so that the contractor can concentrate on getting the drainage and utility works complete on Sillogue Avenue.

North City Operational Depot

The project is progressing well. The Administration and Welfare Building ground floor slab is substantially complete and the progression of the concrete superstructure for the first floor slab is ongoing. Foundation works are substantially complete for the Stores and Workshops building and works are now being progressed for the northern and southern in-situ concrete walls. The second half of the Multi Storey Carpark steel frame is under construction and the precast internal structures are continuing in tandem.

Dublin City Council's Civil Works Contractor is now in the process of placing traffic and fibre cables to ducts outside of the site. Works are progressing to form a permanent east side access from St. Margaret's Road and this new entrance will be going live for construction vehicles in the coming days. The Contractor (Purcell) has confirmed that local businesses have been informed about the new entrance. The project remains largely on schedule with completion anticipated in late 2022.



4. Community and Social Development Update

General Community Development

The Community and Social Development Team Members continue to roll out small community initiatives outdoors as restrictions ease. At present, we are making contact with all community groups in relation to the upcoming Halloween Programme of activities and to update all on the 2021 Community Grants.

Social Inclusion Initiatives

A number of meetings took place with groups below regarding social inclusion initiatives: Ballymun Fun Run, BADIG, Recovery Month, Poppintree Health for All Group, Young Persons at Risk Network and Mental Health Awareness. The Community Team Members are currently looking to engage local community projects in activities for Social Inclusion Week, which is due to take place on the first week of November.

Ballymun Men's Sheds

Our Team are continuing to provide support and advice to the Ballymun Men's Shed Committee Members and are planning an official open day event at the start of November as part of Social Inclusion Week 2021. The Committee are meeting at the new premises in Poppintree Community Centre every Thursday morning and are attending various training sessions to allow them open up safely to the general public in the near future. This is a very exciting community project for the men of Ballymun and alliances have already been made with the Rediscovery Centre, Ballymun Tidy Towns Group, Poppintree Youth Project and BADIG.

They have recently visited the Finglas Men's Shed who have a similar well established operation in place.



Community Walk in Poppintree Park (Thursdays 10.30am)

Our weekly community walk has proven to be more successful than envisaged, with up to 40 attendees and a number of men have joined the walk in recent weeks. The enthusiasm of the walkers is palpable at each walk and we have been able to include other community initiatives during the walk time which has included the opening of the new playground, a local Recovery Walk and a number of picnic, music and arts events. A number of the attendees have also joined a flower arranging course at Sillogue Neighbourhood Centre. There is great potential to grow the group and to link further with additional health, wellbeing recreational and educational initiatives in the area.

Recovery Month

The Community Development Team were actively involved in the extremely visual and successful Recovery Month Campaign. This year we supported activities including PR, Recovery Walks, Webinars and the Recovery Cycle which saw a large group of local residents take on a 100km cycle to Drogheda and back and involved an important collaboration with the Red Door Recovery Centre in Drogheda. This initiative was one of the highlights of the campaign and truly captured the resilience and survival instinct of Ballymun residents and projects.



Memorial Arts Project

Meetings continued on 'The Heart of Ballymun' Creative Arts Project. The Area Manager and the Area Community Officer recently facilitated an information session with Dublin City Arts Officer and City Public Arts Officer in the Council Chambers to further inform the group of young men and their BRYR project workers on the whole area of Public Art and Commemoration projects. This was very important in terms of both enhanced learning and advocacy purposes and a successful collaboration has been forged for the future. This project will likely involve a number of different stages over the coming year. We are exploring Arts Funding opportunities with the group.

Proposed Memorial Garden

The Community Development Team recently facilitated an initial meeting between the Area Parks Officer and a committee of local residents that aim to establish a memorial garden to commemorate local loved ones who have passed away from addiction or related illnesses. A site in Balcurris Park has been provisionally identified as a suitable location. Funding will need to be identified and secured to progress this community project to design and development stage. We will continue to support the group through this process, we are currently exploring options under the "Sláintecare Community Enhancement Fund".

Sports and Wellbeing

Our Community Team played a major role in the organising of the Ballymun Health and Fitness Festival Group's 'Pop Up Sports Expo' which took place on Ballymun Plaza on Saturday the 18th September. This was a hugely successful event which was bursting with energy from start to finish and showcased the fantastic range of local sports activities available in Ballymun for all ages and abilities.

Representatives from over 20 local sports/wellbeing clubs/centres turned up to volunteer their time on the day with over ten live fitness and dance demonstrations and approximately 300 attendees. This initiative is a good example of how momentum can be gained through sheer hard work, energy and inclusive collaboration between local businesses, community facilities, volunteers and a PR Campaign managed by the committee. A number of new community groups have been born out of this exciting collaboration which includes Ballymun Scouts and Ballymun Community Games.

The Community Team are also very involved in the **Ballymun Fun Run** which took place on Friday the 8th October and incorporated walks and runs for all ages and abilities. It began with a darkness into light walk at 4am and finished after 1am on Saturday, when the last of the relay marathon runners completed their run. This initiative is a collaboration between Trinity Comprehensive, BRYR, Ballymun Drugs Task Force and DCC Sports and Community Teams but is also involving more local community projects and schools than ever before this year, with over 500 local school children signed up to the event. The underlying theme of this initiative is resilience, mental health awareness and stigma reduction and the initiative is being rolled out as part of Mental Health Awareness Month.

Winter Lights Campaign

As part of the Lord Mayor's Winter Lights Campaign the Community and Public Domain Teams were asked to nominate five well deserving local community volunteers to be photographed and the corresponding image projected onto the sails at Smithfield for the Christmas season. Additional details to follow.

Environmental

The Community Development and Public Domain Teams have been engaging with environmental groups and developing new groups. At present, there more than 50 environmental groups registered in Ballymun. The Community Team are continuing to collaborate with the Public DomainTeam on a number of projects including the Poppintree Laneways Project, the City Neighbourhoods Competition, Rediscovery Centre Liaison Projects and all the Ballymun Tidy Towns Initiative's which at present includes a spooky garden competition for Halloween.

5. Economic Development Update

Stimulating Economic Activity



B4b hosted a network meeting on 21st September where the Ballymun Area Manager provided an update on the LAP and Paul McAuliffe TD delivered a presentation on the Housing for All Plan. Over 20 businesses attended the event. Further info can be found on www.b4b.ie and info@b4b.ie

Shop front enhancement scheme



Applications for this year are closed and we are concentrating on drawing down the grant. Three of the eleven approved applicants have drawn-down. It is planned to roll out the scheme again in 2022 if funding is available.

More information: <https://bit.ly/3DgAQEr>

The grants have had a positive impact on the business. Gary Bermingham of Print Ready Finglas has noticed an increase in businesses due to improved visibility with new illuminated signage. Thomas Denowski of Godhand Tattoo Ballymun was Able to use the grant to expand the business offering to include nail and beauty services.

Example of recent shop-front upgrade, Print Ready



Before



After

Ballymun and Finglas Business Advice Service –‘Unlock Your Business’



A series of blogs, articles and testimonial are being prepared for roll-out on DCC Ballymun Finglas social media platforms as well as partners such as B4b, DNWAP, LEO and StartUp Ballymun. Over 70 enquiries were dealt with by the Economic Development Officer providing advice and guidance on a range of business matters. From these enquiries there has been 9

mentor assignments approved to date. All enquiries can be directed to liam.barry@dublincity.ie and applications can be made via the Dublin City Council website: <https://bit.ly/2PO7Y2Z>

6. Housing Report

Estate Management statistics for September

| September 2021 | |
|--|-----------|
| No of Anti- Social complaints per 1997 act Drug related | 8 |
| No of Anti-Social complaints per 1997 act (Not Drug Related) | 24 |
| No of other Complaints | 17 |
| Total Complaints | 49 |
| No of Anti-Social Interviews per 1997 act | 18 |
| No of Other Interviews | 13 |
| Total Interviews | 31 |
| No Requests for mediation | 0 |
| No of Complaints referred to central unit for Action | 0 |
| No of Section 20 Evictions | 1 |
| No of excluding Orders applied for by Tenant | 0 |
| No of Excluding orders applied for by DCC | 0 |
| No of surrender of Tenancies due to Anti-Social Behaviour | 1 |
| No of Tenancy Warnings sent to Central Unit | 0 |
| No of Court Orders Granted | 0 |
| No of Appeals / Judicial Reviews Challenges | 0 |
| No of Warrants executed (Evictions) | 0 |

Rent Assessment

| | September |
|--------------------|---|
| Assessments | 3281 2017 emails/ 530 updates/734 calls |

| | |
|------------------------------|---|
| Permissions Reside To | 16 |
| Refunds | 7 |
| Opening Accounts of | 12 (including sole/ 3 successions) |
| Closing of Accounts | 9 (including 0 sole / 0 successions) |
| Front Counter Calls | See Above |
| Window Replacement | 0 |

Ballymun Lettings January - September

| Allocation Category | Housing List 2021 | Transfer List 2021 | Older Persons 2021 |
|----------------------------|--------------------------|---------------------------|---------------------------|
| Bands 2 & 3 | 18 | 3 | 2 |
| Medical | 2 | 3 | 3 |
| Welfare | 0 | 0 | |
| Homeless | 1 | 0 | 3 |
| Travellers | 3 | 0 | 0 |
| Transfer HAP | 0 | 1 | 0 |
| De-tenanting | 0 | 1 | 0 |
| Estate Management | 0 | 1 | 0 |
| Maintenance | 0 | 1 | 0 |
| Surrendering Larger | 0 | 7 | 0 |
| Unable to afford | 0 | 0 | 0 |
| Succession/Sole | 16 | 4 | 0 |
| Financial Contribution | 0 | 0 | 1 |
| Total | 40 | 21 | 9 |

Choice Based Lettings

| Allocation Category | |
|----------------------------|---|
| Housing Bands 2 & 3 | 3 |
| Transfer Bands 2 & 3 | 3 |
| Transfer HAP | 3 |
| Medical | 0 |
| Welfare | 1 |

| | |
|--------------|-----------|
| Homeless | 0 |
| Travellers | 1 |
| Total | 11 |

Ballymun Voids September

| | Type | Date of Vacancy | Status |
|---------------------|----------------|-----------------|------------------------|
| Balcurris Park East | 1 Bed Apt | 29/06/2021 | Under Repair |
| Balcurris Park West | 2 Bed Apt | 29/06/2021 | Under Repair |
| Belclare Terrace | 4 Bed House | 26/05/2021 | Under Repair |
| Carton Terrace | 1 Bed Apt | 02/06/2021 | Under Repair (CBL) |
| Coultry Close | 1 Bed Apt | 21/07/2021 | Under Repair |
| Coultry Close | 3 Bed House | 29/06/2021 | Under Repair |
| Coultry Drive | 3 Bed House | 08/02/2021 | Under Repair (CBL) |
| Coultry Gardens | 3 Bed House | 11/07/2021 | Under Repair |
| Coultry Terrace | 2 Bed Apt | 20/6/2021 | Under Repair |
| Coultry Terrace | 1 Bed Apt | 06/05/2021 | Under Repair |
| Coultry Way | 4 Bed House | 07/02/2021 | Under Nomination (CBL) |
| Cranogue Road | 3 Bed House | 6/9/2021 | Under Repair |
| Gateway Mews | 3 Bed house | 12/06/2021 | Under Repair |
| Longdale Way | 2 Bed Apt | 28/09/2021 | Under Repair |
| Marewood Drive | 2 bed Apt | 14/09/2021 | Under Repair |
| Marewood Grove | 2 Bed Bungalow | 29/06/2021 | Under Repair |
| Owensilla Terrace | 2 Bed Apt | 09/06/2021 | Under Repair |
| Poppintree Parade | 2 Bed Apt | 16/12/2020 | Under Repair |
| Poppintree Parade | 1 Bed Apt | 08/07/2021 | Under Repair |
| Sallowood View | 1 Bed Apt | 14/9/2021 | Under Repair |
| Shangan Crescent | 3 Bed House | 25/11/2020 | Under Repair |
| Shangan Gardens | 2 Bed Apt | 25/04/2021 | Under Repair |
| Silloge Close | 2 Bed Apt | 11/08/2021 | Under Repair |
| The Plaza | 1 Bed Apt | 30/9/2021 | Under Repair |
| Whiteacre Crescent | 2 Bed Apt | 13/02/2021 | Under Repair |
| Whiteacre Crescent | 1 Bed Apt | 03/08/2021 | Under Repair |
| Whiteacre Place | 3 Bed House | 05/08/2021 | Under Repair |
| Woodhazel Terrace | 3 Bed House | 21/07/2021 | Under Repair |
| Woodhazel Terrace | 2 Bed Apt | 21/07/2021 | Under Repair |
| Woodhazel Terrace | 2 Bed Apt | 22/06/2021 | Under Repair (CBL) |

** (UN) Under Nomination

| Older Persons Units | | | |
|---------------------|--------|-----------------|--------------|
| Address | Type | Date of Vacancy | Status |
| Burren Court | 1 Bed | 04/07/2021 | Under Repair |
| Burren Court | 1 Bed | 21/07/2021 | Under Repair |
| Sandyhill Gardens | Bedsit | 02/06/2021 | Under Repair |
| Ard Na Meala | 1 Bed | 04/07/2021 | Under Repair |
| Ard Na Meala | 1 Bed | 21/9/2021 | Under Repair |

7. Other News/Updates

Global Action Plan (GAP) Community Environmental Programme

Community Garden Programme:

Throughout the month of September the garden has been open to volunteers and community groups every Tuesday 11am-1pm, Thursday 11am-2pm and on Wednesday evening from 5:30pm - 7:30pm. The fine weather has meant we have had plenty of hands on deck to do lots of maintenance and harvesting. The garden is looking very well. The paths have been tidied up and some of our gardeners with mobility issues have planted the large elevated raised beds.

Waste Workshops:

GAP delivered an online Waste and Litter Workshop for 3rd class boys in Holy Spirit Boys National School in September. We asked the boys to think about where they see litter and why it happens and what damage it can do. We also shared good news stories of community groups and businesses who are working to tackle litter and plastic waste. We finished by making a pledge to take action against litter and waste in the community. The boys had plenty of good ideas to share.

Young Ballymun - Nature Explorer Programme

GAP opened up the garden as a sensory space for children and parents to explore the natural world again this September. The Nature Explorer Programme combines GAP's expertise in nature-based discovery and learning in outdoor settings with our partner, Young Ballymun's expertise in early childhood development, parent-child relationships, and literacy and language acquisition. The programme will run until November.

Nature Explorers encourages children and parents to engage in free play and exploration together. They discover and observe insects and birds in their natural environment, dig in the soil, plant seeds, and take part in nature craft activities.

Global Citizenship

Students at **Trinity Comprehensive School** have been addressing the area of food systems using a Global Citizenship Lens. TY students and members of the Sports Scholarship and Green Schools Committee have participated in workshops analysing the environmental and social justice contexts of food production and distribution. They are working on an action project aimed at using and developing their school garden to grow more food.

Ballymun Library

Ballymun Library is now open to the public with a 'Browse & Borrow' service. We are delighted to welcome back our patrons. We continue to provide access to library events via Zoom (lectures, book clubs, class visits) and online services are also provided to the general public.

Study spaces can now be used for up to 1.5 hours and Public PC's are once again available for public use. Daytime opening hours have been extended from 10am-5pm.

Ballymun Library staff continue to post blogs, arts & crafts events, videos, and historic photos of the Ballymun area on our Facebook page. If anyone wants to promote any Dublin City Council-related initiative then please email details to ballymunlibrary@dublincity.ie and we will share these on our Facebook page: www.facebook.com/BallymunLibrary

Ballymun Library offers an online literacy course, Touch Type Read and Spell (TTRS) for both adults and children. TTRS is designed to benefit students of all ages who experience spelling, reading or writing difficulties. Students with dyslexia or literacy issues have found it helpful. Patrons can contact the library by email and Ballymun Library staff will introduce them to the course and offer support.

| Non Regular or Regular Events | Event Category | Event Title | Suitable Audience | Date and Time |
|--------------------------------------|-----------------------|--|--------------------------|--|
| Regular | Adult Event | TBR Book Club: Moby-Dick by Herman Melville | Adult | Tuesday 19th October, 1pm |
| Non Regular | Children's Event | Author Visit: 'Shay Given' with Natasha Mac a Bhaird at Our Lady of Victories BNS [Children's Book Festival] | Children aged 5-6 | Wednesday 20th October, 10.15am |
| Regular | Adult Event | Crime Book Club | Adult | Wednesday 22nd October, 11am |
| Non regular | Children's Event | Hallowe'en Colouring Competition (ages 3-5; 6-8; 9-11 years) | Children aged 3-11 | Closing date for entries: 5pm on Tuesday 26th October. |
| Non regular | Children's | Support for Young Ballymun Book Project: 'The Scarecrow's Wedding' by Julia Donaldson | Children | Monday 25th October – Saturday 30th October |

Jackie O'Reilly
Acting Area Manager-Ballymun