

To the Chairperson and Members  
Of the Central Area Committee

12<sup>th</sup> December 2021

## **Housing Matters in the Central Area:**

### **North West Inner City Report:**

#### **Sean Foster Place:**

#### **Current work in progress:**

##### **External**

- North Elevation: Brick & Blockwork
- Building 2 (Central third of roof) main roof cappings
- Clearing of eastern end of roof ahead of spark test
- Installation of balcony rainwater pipes
- Drainage to rear courtyard

##### **Internal**

- Joinery work to Dup Apartments Ongoing ( but resource issue)
- Completion of joinery & snagging of core 1 apps
- Heat Pumps (Core 01 & 02)
- Duplex Kitchen tiling splashbacks
- Closing acoustic ceilings in Core 02
- Vinyl to 10 number apartments- core 1 & core 2
- Painting of high-level apps in core 1
- Completion of sanitary ware in core 2
- Ground floor core 2 partitions and bulkheads
- 2<sup>nd</sup> & 3<sup>rd</sup> fix Mechanical & Electrical in core 01 & 02 Apartments
- M&E Final Fix works ongoing (but resource issue on electrical)
- Testing and Powering up Apartments Ongoing
- Commissioning Heat Pumps Ongoing

We are monitoring progress closely including daily head counts of resources by Building Inspectors.

The issue with resourcing (including additional carpenters) was raised with the Contractor.

Completion is expected to be Q1 but exact date is dependent on resourcing.



### **Dominick Street Lower**

Works still ongoing with expected completion date end of first quarter 2022.

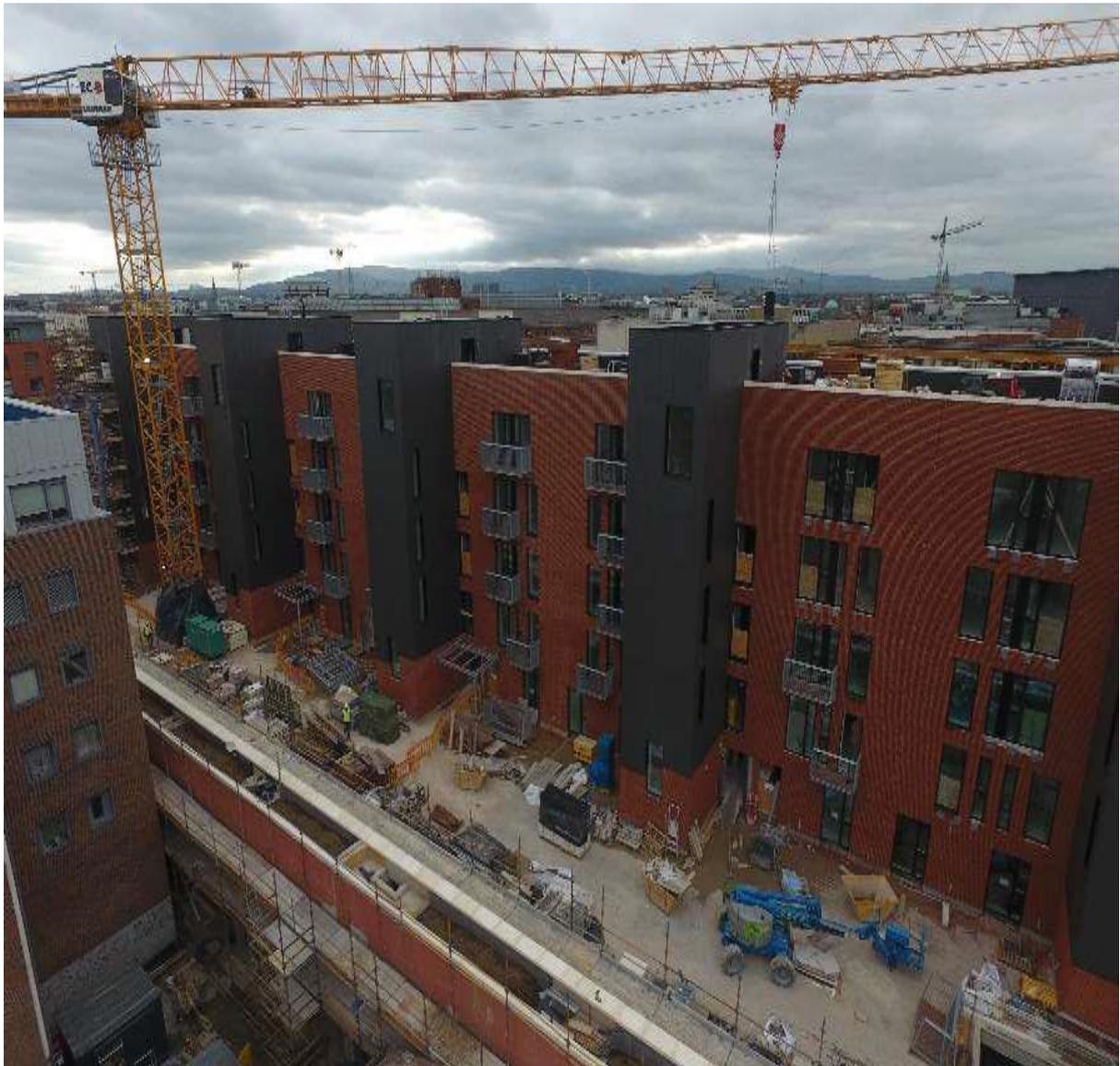
Road closure at Dominick Place due to utility works and road surfacing until the 10th December 2021.

Meetings ongoing with Allocations in relation to the detenanting of Dominick Street Lower.

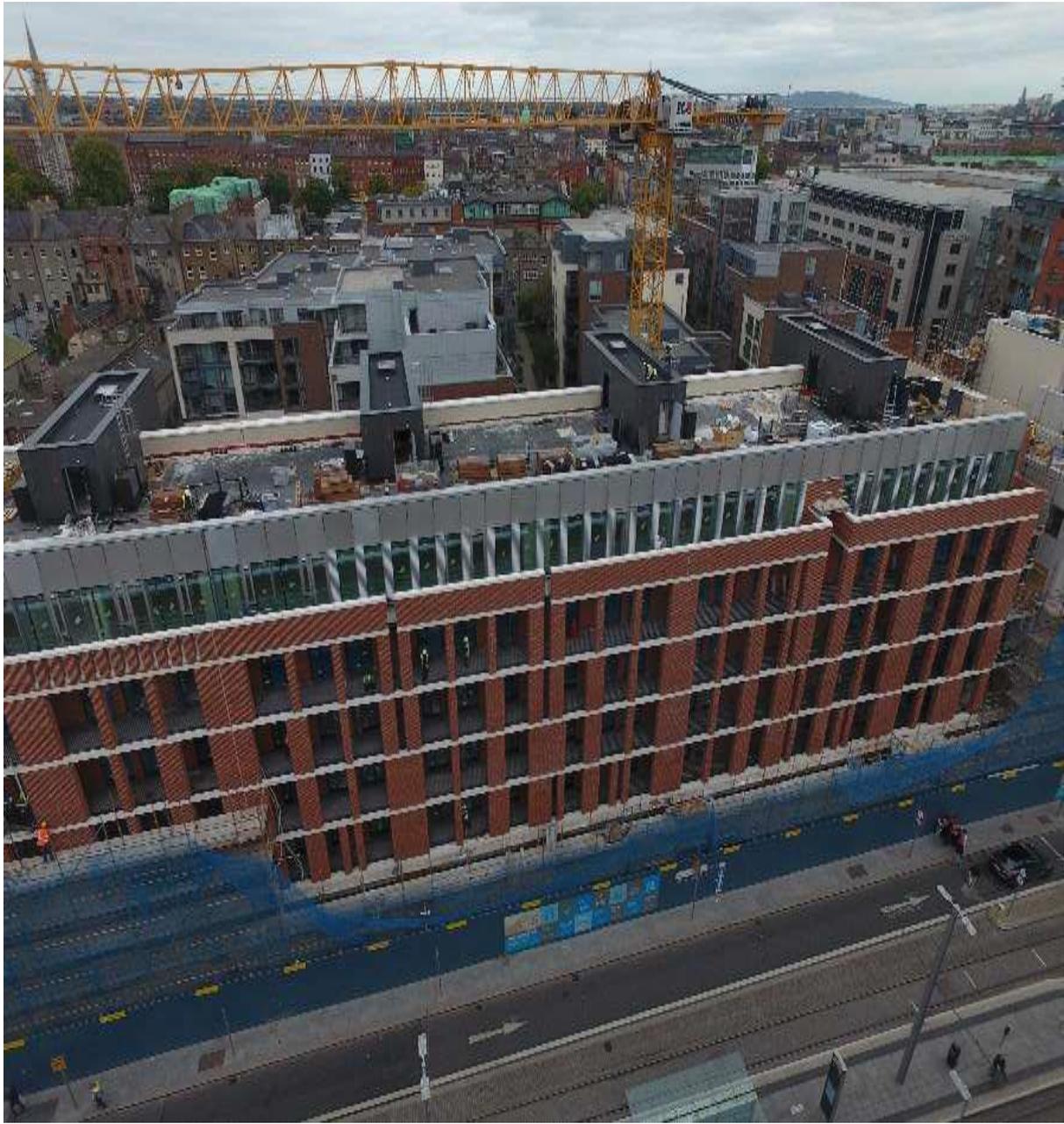
A Regeneration Board Meeting is scheduled for 08th December.

Arrangements have been made for all local Councillors to visit Dominick Hall on the 09th December 2021.

**Rear Elevation of the Project**



### Works on Dominick Street Elevation nearing completion



### Constitution Hill

Dublin City Council's Housing & Residential Services department is undertaking the refurbishment of 16 void housing units in the Constitution Hill complex. These units will be located in the southern block (closest to the River Liffey) and middle block, and the units will be a mix of bedsits and two bed units.

These units have not been assigned to anyone at present and allocations will be filled in line with the Council's Adopted Scheme of Lettings 2018. Furthermore, all housing maintenance issues that residents may have will continue to be dealt with as normal by the Council.

A meeting took place in the complex with residents, local councillors, Dave Dinnegan, Clive Ahern and local office to discuss the above issues.

A follow up meeting took place with residents, Peter Murphy (Maintenance) and Marion Foran to discuss the maintenance issues that residents have within the complex.

### **Blackhall Queen Street Complex**

A combined operation involving Dublin City Council staff and Estate Management removed three abandoned vehicles from the complex.

Halloween event took place on the 31st October in St. Paul's Community Centre and this was a great success.

### **Henrietta House**

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

### **Hardwicke Street**

Works to commence at the surrounding of the statue, main plaza area in Hardwicke Street.

Planters are to be installed into the four triangles plaza area Dermot O' Dwyer House and Rory O'Connor House.

A Halloween event took place on the 31st October in the Hardwicke Street Community Centre and this was a great success.

### **Saint Michan's House**

A new key-lock system has been installed at the pedestrian gate Church Street for residents only. This is to deter students from the Student Accommodation Centre next door entering the complex causing anti-social behaviour.

Monthly meetings are on-going with two members of the residents association to discuss all issues related to the complex.

A large Halloween event took place in the clubhouse of Saint Michan's and this was a great success.

### **Drumalee Estate**

A clean out of laneways was carried out by Dublin City Welding, Public Domain and Estate Management.

New locks have been fitted to the steel gates for access on the Muga pitch.

No bonfires took place within the estate after agreement with Estate Management, Gardaí and the Local Community.

A Halloween event took place in Drumalee Drive for the whole estate.

All paving repairs have now been completed within the complex.

### **Estate Management Housing Statistics, November 2021**

**Housing Projects Office, Parnell Street, Dublin 1.**

No of anti-social complaints per 1997 act Drug related	<b>1</b>
No of anti-social complaints per 1997 act not Drug related	<b>5</b>
No. of Complaints	<b>5</b>
<b>Total Complaints</b>	<b>11</b>

No of anti-social Interviews per 1997 Act	<b>0</b>
No of other interviews	<b>4</b>
Total interviews	<b>4</b>

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	7
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

<b>Long Term Maintenance</b>	<b>0</b>
<b>Contracts</b>	<b>30</b>
<b>Capital Projects</b>	<b>97</b>

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## North East Inner City Report:



### Bonfire Materials

The annual confiscation and disposal of Bonfire materials in the NEIC, involving co-operation between Housing, Public Domain, and An Garda Síochána, was completed and was deemed a success by all parties.

In the three weeks running up to Halloween approx. 24 tons of bonfire and other combustible materials were collected from our housing complexes and estates. There was very few fires lit on the evening of Halloween in the NEIC and those which were lit, were very small. Debris were cleaned up the following day.



### **Choice Based Lettings**

A new series of the Choice Based Letting Scheme was offered in the Central Area attracting over 600 applications. Contact with successful applicants is currently underway and it is hoped that the properties will be allocated by 10<sup>th</sup> December 2021. Properties on offer are at Liberty House (3 x 1, 2 x 2 Bed), Fitzgibbon Court (3 x 2 Bed), & Courtney Place (1 x 3, 3 x 2 bed) Flat Complexes.



### **Dublin Landings – Mayor Street**

Pending the completion of snag-listing the keys are due to be handed over on the week ending 6th -10th of December 2021. Following this our allocations process will begin. All allocations will be processed as quickly as possible. This process will include the provision of comprehensive information packs for each tenant. Each pack will contain important information on the scheme, Management Company Rules and Regulations, useful forms, etc. The acquisition consists of 6 x 1 Bed; 6 x 3 Bed and 18 x 2 Bed apartments.

### **Fitzgibbon Court**

The raised beds at Fitzgibbon Court have been erected and there is an ongoing maintenance contract for the next 12 months. There has been positive feedback from the residents.

### **Matt Talbot Court**

After our first newsletter (distributed to residents in October 2021), The Area Manager and Project Estate Officer made an informal door to door visit to the complex on the 25th November 2021. The idea was to gauge the initial response of residents to the redevelopment of Matt Talbot Court. A follow up newsletter will be distributed to all residents in early December which will contain further information on the redevelopment and encouraging the residents to get involved with the process. It is then hoped that a formal meeting with the residents will take place in early January. This will allow for consultation on the redevelopment plans for Matt Talbot Court, to establish a pathway for further meetings and give the group an opportunity to meet with the design team. This meeting will assist all parties, including elected representatives, to agree on the proposals and the design for the complex. All residents of Matt Talbot Court will be updated on the outcome of these meetings.



**Poplar Row:**

The new Bin Store has been erected at Poplar Row with a very positive reaction from the residents. We continue to work with the residents in relation to general improvements in the complex.

**Sackville Ave**

On Tuesday 21 December 2021 the housing team met with a contractor to assess the buddleia weed and knotweed that is growing on site. There is also some other waste materials that has to be removed. The idea will be to remove the buddleia weed and continue to treat the knotweed. It is envisaged that the site will be cleared early next year of the buddleia weed and any waste materials.

**November 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	12
No. of other complaints nuisance	16
<b>Total Complaints</b>	<b>30</b>

No of anti-social Interviews per 1997 Act	7
No of other interviews	5
Total interviews	12

No of requests for mediation	0
No of complaints referred to the Central Unit for action	4
No of Tenancy Warnings	0
No of excluding orders	0

Allocations

Bands 2 & 3	5
Medical	3
Welfare	1

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

#### VOIDS

Long Term Maintenance	1
Contracts	22
Capital Projects	20

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### Cabra/Glasnevin Office Area:

#### **St Mary's Place North/ Dorset Street Flats**

The Part 8 planning submission was made in September 2021 and observations were closed on October 18<sup>th</sup> 2021. Some amendments have been made to the original plans as a result of observations made by local residents. Progress is currently being made with the detenanting process in both St Mary's Place and the middle block. Housing Maintenance is currently undertaking an extensive scheme which involves securing and clearing out all empty units and access to detenanted landings.

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.

#### **St Bricin's Park**

The Housing and Community Services Department is currently progressing the submission to the DHLG and anticipates initiation of Part 8 planning in Q1 2022. 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 early January.

#### **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 are currently awaiting an outcome in relation to a Judicial Review they lodged in November 2021. It is expected that a decision will be made by 13th December 2021. Further

information in relation to the development will then be circulated through the Central Area Committee.



### **St Finbar's Court**

Housing Development are currently finalising the Tender package and it is hoped it will be published in Q1 2022 and that works will commence toward the end of Q2 2022. Housing Maintenance are continuing to keep the site cleared of illegally dumped materials. Palisade fencing is now in place on both sites. 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 had hoped to have detailed drawings for 120 Volumetric Units by Q4 2021, but this is currently on hold as 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 consists 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 Q1 2022.

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