



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

11th January 2022

Item No. 10

Housing Matters in the Central Area:

North West Inner City:

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 and snagging of core 1 apps
- Heat Pumps (Core 01 and 02)
- Duplex Kitchen tiling splashbacks
- Closing acoustic ceilings in Core 02
- Vinyl to 10 number apartments - core 1 and core 2
- Painting of high-level apps in core 1
- Completion of sanitary ware in core 2
- Ground floor core 2 partitions and bulkheads
- 2nd and 3rd fix Mechanical & Electrical in core 01 and 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.



Dominic Street Lower

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

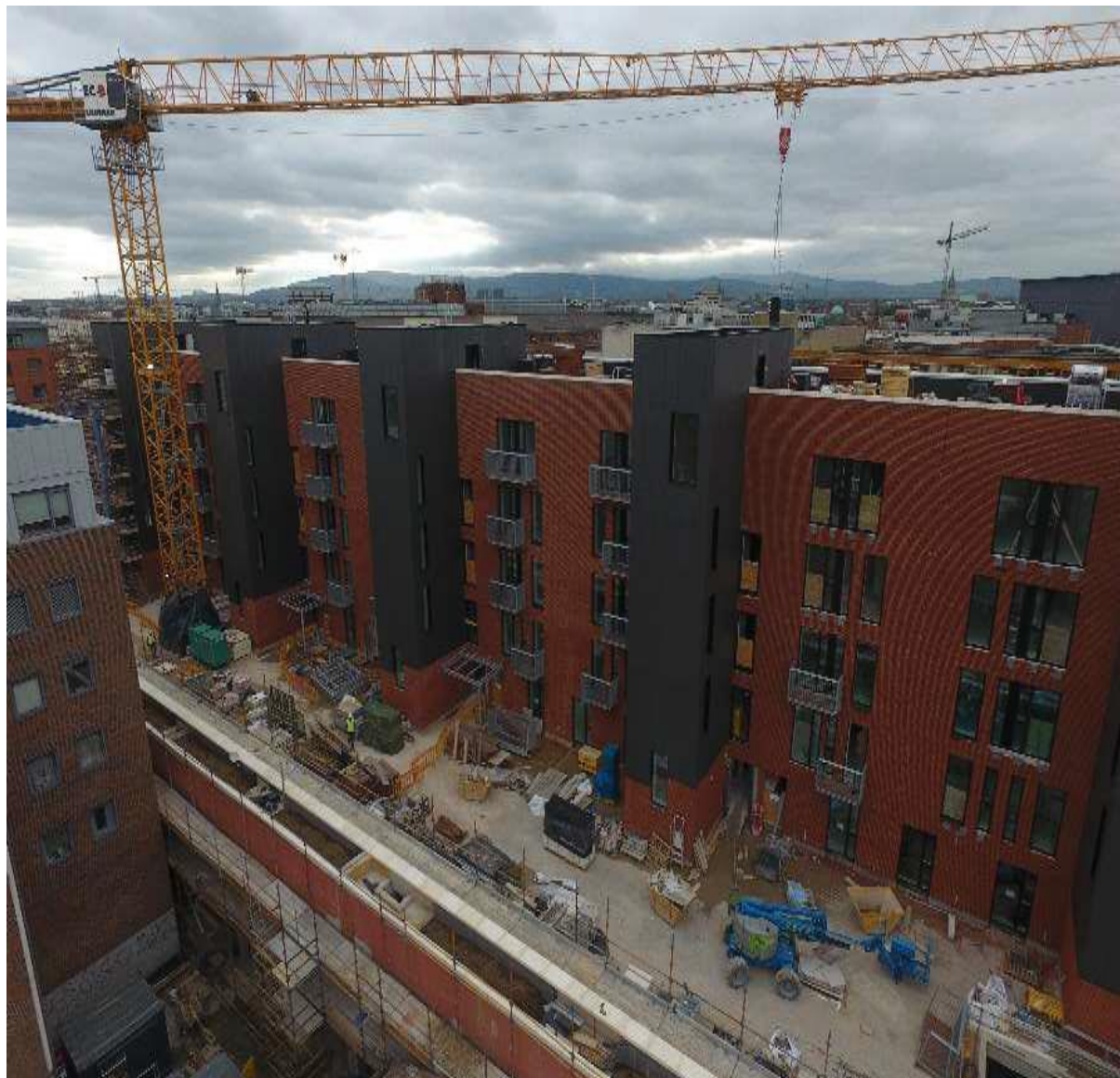
Road closure at Dominic Place due to utility works and road surfacing until the 10th December 2021.

Meetings with Allocations in relation to the detenanting of Dominic Street Lower at an advanced stage.

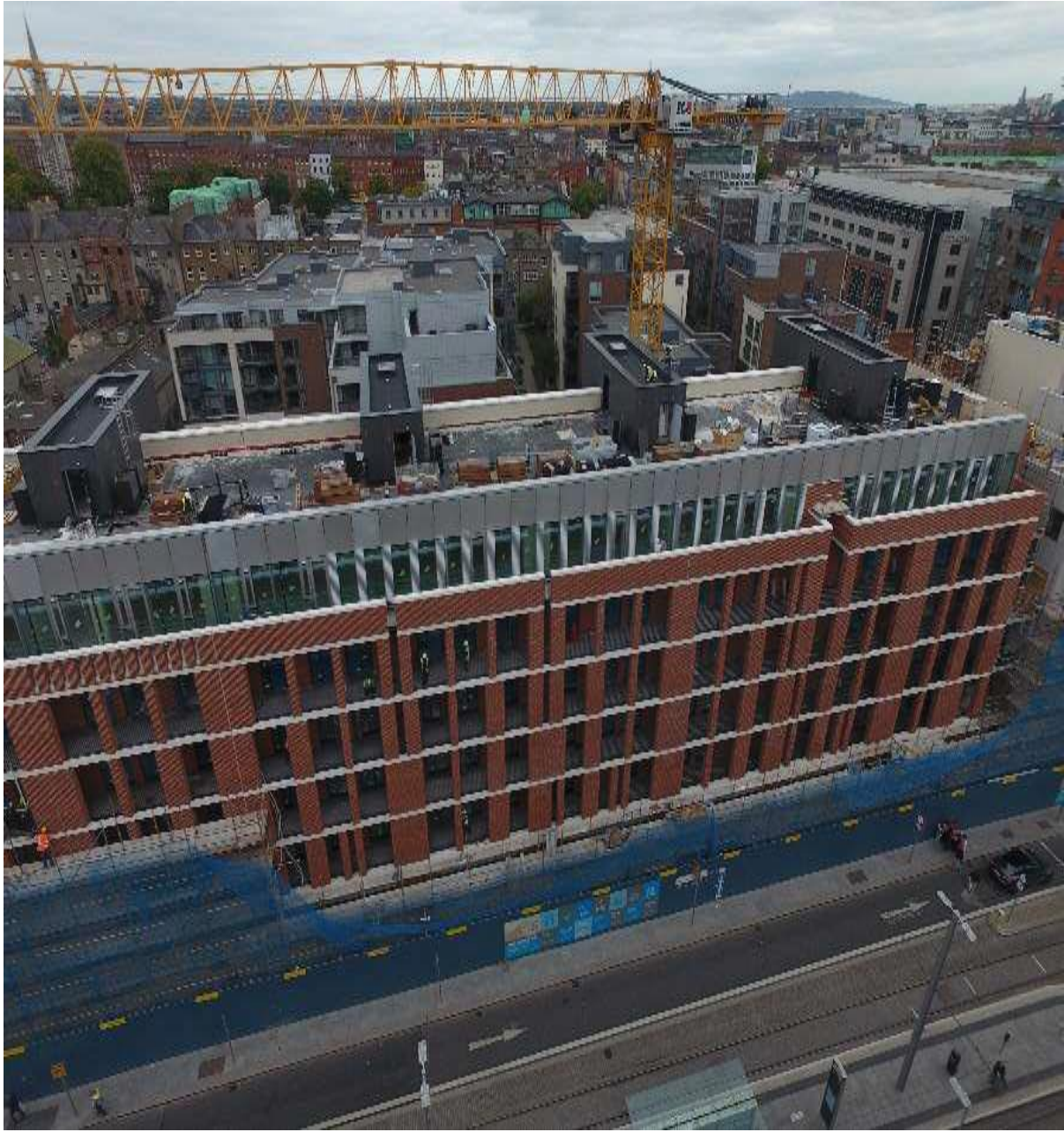
A Regeneration Board Meeting took place on the 08th December and the Chairperson has retired.

Local Councillors visited the site on 09th December to view the new apartments.

Rear Elevation of the Project



Works on Dominic Street Elevation nearing completion



Constitution Hill

Dublin City Council's Housing and 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. These meetings continue to be on-going.

Blackhall Queen Street Complex

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

A number of vans which have been illegally permanently parked in this complex for a considerable period of time have now been removed as a result of the intervention of Estate Management.

Hardwicke Street

Surrounding works around the Statue of Our Lady in the Hardwicke Street Plaza have been completed.

Saint Michan's House

A new key-lock system has been installed at the pedestrian gate Church Street for residents only. Keys have been distributed to the residents. 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.

Drumalee Estate

Ongoing meetings with Estate Management and Gardaí take place on a regular basis.

Chancery House

The car park area has now been resurfaced.

Estate Management Housing Statistics, December 2021

No of anti-social complaints per 1997 act Drug related	0
No of anti-social complaints per 1997 act not Drug related	0
No. of Complaints	9
Total Complaints	9

No of anti-social Interviews per 1997 Act	0
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No of other interviews	4
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	0
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

Marion Foran

Area Housing Manager – North West Inner City

Ph: 01-222 7311

marion.foran@dublincity.ie

North East Inner City:

Emergency Supplementary Heaters:

The Housing Section arranged for the purchase of supplementary heaters to cover breakdowns of senior citizens heating over the Christmas holidays. A number were distributed over the period. Housing's Liaison's Officers remained on call for the period to deal with such emergencies.



Christmas Meals:

Housing Liaison Officers worked in conjunction with the Knights of Columbanus and the Public Health Nurse to provide meals for around 100 Senior Citizens on Christmas and St. Stephen's Day. Storage space for meals was arranged at the Kitchen in Ballybough Court.

Christmas "Goodie" bags were organized for Senior Citizens and distributed by Sergeant Ray Murphy and his team from Fitzgibbon Street Station.



Choice Based Lettings:

Following the recent offer under the Choice Based Letting Scheme, which attracted over 600 applications, almost all the available properties have now been allocated with some going to local residents which has had a positive reaction within the relevant complexes. The Properties on offer were 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.

A detailed report on the Choice Based Lettings is attached at the end of this report, as requested by the members at December's meeting.



Dublin Landings – Mayor Street

Pending the completion of snag-listing the keys were due to be handed over on the 3rd December. Due to unforeseen circumstances, it is expected that the keys will be handed over in early January. Following this the Allocations process will begin. The acquisition consists of 6 x 1 Bed; 6 x 3 Bed; and 18 x 2 Bed apartments.

Matt Talbot Court:

A 2nd Newsletter on the renovation of Matt Talbot Court was distributed to the tenants and the elected members. This newsletter encouraged tenants to engage with CAO Housing in order to start the formal consultations on the process of the redevelopment. It informed them that the Ground Surveys will commence in early January. It also informed them to ensure that they are on the Housing transfer List which may be necessary if they are required to move as part of the redevelopment process.

Ballybough Pilot Scheme 27 Ballybough House:

It was requested by Cllr Burke at the December Central Area Committee Meeting, that the members who didn't already view the renovated unit in Ballybough House would be given the opportunity to view this unit. A viewing for members can be facilitated on Friday the 14th of January 2022 @ 11.00am – 12.30pm.

December 2021 stats

No of anti-social complaints per 1997 act Drug related	3
No of anti-social complaints per 1997 act not Drug related	19
No. of other complaints	18
Total Complaints	40

No of anti-social Interviews per 1997 Act	5
No of other interviews	6
Total interviews	11

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

No of Tenancy Warnings issued	0
No of Excluding Orders issued	0

Allocations

Housing (band 2&3)	5
Transfers (band 2&3)	
Older Persons Housing (band 2&3)	
Older Persons Transfers (band 2&3)	1
Medical & Welfare	
Older Persons Medical & Welfare	
Homeless	2
Transfer /HAP	4
Fire/flood/Emg – Maintenance	0
Estate Management	1

VOIDS

Long Term Maintenance	2
Contracts	19
Capital Projects	14

Report of the Choice Based Letting by the North East Inner City Housing Office for the dwellings at Courtney Place, Fitzgibbon Court and Liberty House

[Report Ref: SEB / CAC 1/22]

11th January 2022

Further to the North East Inner City Housing Office report, to the Central Area Committee in December 2021 on the allocating of dwellings under our Choice Based Letting, the following is a more detailed report on the Choice Based Letting Scheme as requested at December's meeting.

In October 2021 the members of the Central Area Committee were advised that the vacant dwellings at Courtney Place, Fitzgibbon Court and Liberty House (11 residential units in total) will be allocated under the Choice Based Letting Scheme by the NEIC Housing Office. After some administrative work the properties were advertised on October 22nd; application forms were made available from October 27th with a closing date of November 10th.

There was a very healthy response to the advertised properties, notably the one bed units, with a gross response of just over 600 applications. However many of these were duplicate and some applications were not eligible. At the November meeting of the Central Area Committee a request by the members to extend the closing date of 1 week for the CBL applications was made and agreed.

There was no delays in the processing of the applications, other than those cases that required further Estate Management inquiries. All of the successful applicants signed the required legal

documentation ahead of schedule. However 1 successful applicant refused the offer of a tenancy but was successful in alternative social housing support.

The Housing Office can confirm that there was a strong mix of applicants from the different waiting lists and the successful applicants from HAP, Housing, Transfer, Homeless lists and a priority case. Further there was a competitive strong interest in the properties from applicants from the local area and it is noted that some local applicants have been successful in this round of our Choice Based Letting Scheme.

ADDRESS	BED SIZE	Pos	ADDRESS	BED SIZE	Pos
Courtney Place	3 Bed	44 THA	Liberty House	1 Bed	1 EM
Courtney Place	2 Bed	69 THA	Liberty House	1 Bed	23 Hom
Courtney Place	2 Bed	39 2HL	Liberty House	1 Bed	31 THA
Fitzgibbon Court	2 Bed	34 3HL	Liberty House	2 Bed	37 THA
Fitzgibbon Court	2 Bed	35 3HL	Liberty House	2 Bed	36 2HL
Fitzgibbon Court	2 Bed	37 3HL			

Even though there is a vibrant demand for Social Housing Support within Area H, the Area Housing Manager will begin advertising available dwelling at William Street North and Gardiner Street Flats in late January 2022 under the Choice Based Letting Scheme. Any dwelling from the previous complexes advertised under our Choice Based Letting Scheme that becomes available will also be advertised accordingly.

Paul White

Area Housing Manager - North East Inner City

Ph: 01- 222 3884

paul.white@dublincity.ie

Cabra/Glasnevin Area Office:

St Mary's Place North/ Dorset Street Flats:

The Part 8 planning submission was made in September 2021 and observations were closed on October 18th 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 detenancing 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 2022.

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. The case is expected to be mentioned in court on the 17th January 2022. Further information in relation to the development will then be circulated through the Central Area Committee.

It is envisaged that a newsletter will be distributed to all local residents in relation to the project and will contain information regarding the consultative forum which is hoped will resume during Q 1 2022.



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. The area office received a large amount of complaints in regards to dumping, overgrowth and pest control on the site and organised a complete clean-up and cutting back of all overgrown vegetation before Christmas.

Infirmiry Road:

The Infirmiry 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 Infirmiry 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.



Claire Dempsey

A/Area Housing Manager – Cabra/Glasnevin

Ph: 01-222 7400

claire.dempsey@dublincity.ie