

North West Inner City

Sean Foster Place

Internal:

- Vinyl floor covering to Apartments in Core 02
- Handrail alterations end caps,
- Joinery snagging to Core 02 Apartments
- Joinery in progress to core 03 apartments
- Closing acoustic ceilings in Core 02 common areas on going
- Skimming bottom of Core 02, ground floor.
- Painting joinery in Core 01- skirting, architrave and liners
- Painting apartments in Core 01
- Remaining utilities to be fitted

Resources; There have been issues with getting sufficient resources on site particularly with a number of sub-contractors.

We continue to meet on site a number of times each week to focus on completing the project and delivering homes.

The Contractor will be offering the first apartment for snagging next week, which is positive.

Generally Core 1 & Core 2 apartments are getting closer to snagging stage.

Work is a bit further behind on Core 3 and the external works to the courtyard (this follow's the removal of the crane which allows the works to push on in the courtyard.)

The Contractor advised the site meeting this morning that they had issued work plans to all sub-contractors to complete the project by the end of April 2022.



Dominic Street Lower

Update for February 2022 :

- Mechanical and Electrical works final fix and testing ongoing.
- Fit Out works progressing in the Main Building, Corner Building and Townhouses
- Hard Landscaping works ongoing
- Utility connections works ongoing.
- Basement works ongoing.

Dominic Place remains closed longer than expected due to design changes to road finishes. Duggans will endeavour to ensure these works will be carried out within the permitted environmental levels to minimise the impact of the construction works on the local community.

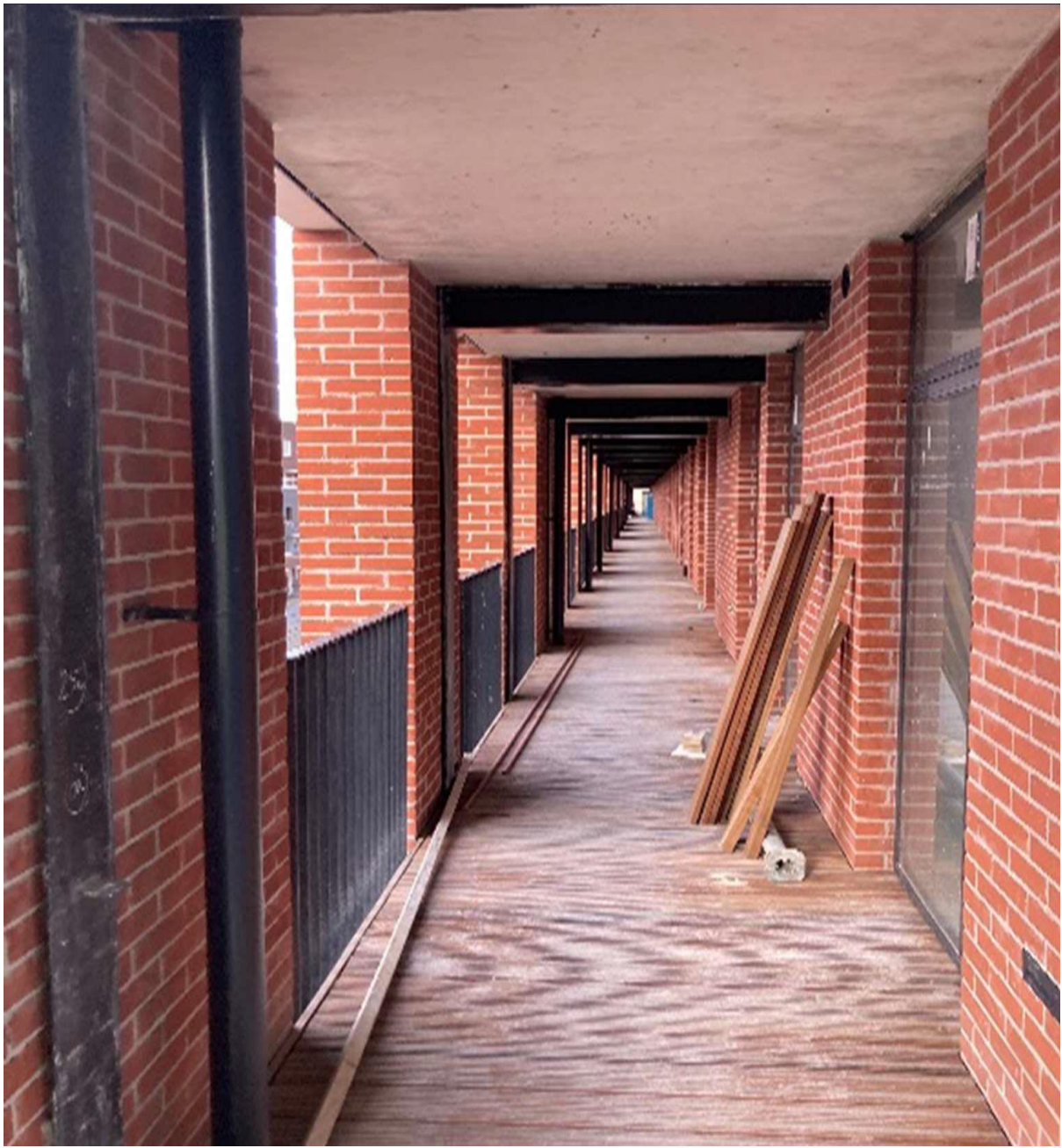
Rear Elevation of the Project



Works on Dominic Street Elevation Nearing Completion



Apartment Fitout nearing Completion



Apartment Fitout nearing Completion



Constitution Hill

There are on-going monthly meetings between three residents of the complex and the Area Housing Manager in relation to the Project, Maintenance Issues and Day to Day Issues that may arise.

Blackhall Queen Street Complex

Estate Management is liaising with the Caretakers & Residents regarding the upkeep of the complex.

Works by Housing Maintenance Section to repair balconies of 13 /14 Blackhall Parade have commenced.

Hardwicke Street

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

A quote for the four triangles has been submitted under an environmental project.

A painting programme is due to commence in March 2022 to the exterior railings of the complex

Under the Scheme of Lettings for Choice Based Lettings we have received a number of applications which will be vetted and allocated by the end of February 2022.

Saint Michans House

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

Under the Scheme of Lettings for Choice Based Letting we have received a number of applications which will be vetted and allocated by the end of February 2022.

Drumalee Estate/ Court

On-going meetings with Estate Management, Residents and Gardaí take place on a regular basis.

Chancery House

The car park area has now been resurfaced.

On-going discussions between Estate Management and Residents as issues arise.

Kevin Barry House

On-going discussions between Estate Management and Residents as issues arise.

Friary Court

The housing maintenance cost for replacing the grass areas within five back gardens to tarmacadam to be submitted.

Awaiting cost of above to be approved?

Henrietta House

On-going discussions between Estate Management and Residents as issues arise.

Estate Management Housing Statistics, February 2022

Housing Projects Office, Parnell Street, Dublin 1.

No of anti-social complaints per 1997 act Drug related	0	0
No of anti-social complaints per 1997 act not Drug related	2	0
No. of Complaints	4	0
Total Complaints	6	

No of anti-social Interviews per 1997 Act	4	0
No of other interviews	4	0
Total interviews	8	0

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

Allocations

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

Senior Citizens

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

Voids

Long Term Maintenance	0	0
Contracts	30	0
Capital Projects	97	0

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