

To the Chairperson and Members of the Central Area Committee

**Housing Matters in the Central Area:**

**North East Inner City:**

**Choice Based Lettings**

Following the successful conclusion of the most recent competition it is proposed to offer a new scheme towards the end of June. The properties to be included are currently being decided upon.



**Courtney Place**

After a positive trial on the North Strand Road a new series of anti-littering signs are being erected at Courtney Place. Pending a review we may roll the signs out in other complexes throughout the Central Area.

Our Project Estate Officer and community development team continue to engage with the residents to improve the aesthetics of the complex.

**Charleville Mall:**

Bollards have been erected at the street entrance to Charleville Mall Flats to prevent illegal parking on the footpath which has been an ongoing nuisance for residents.

**Parking Schemes**

A new low cost Residents Parking Scheme has been established with RFC Security under a twelve month contract. Initially it will cover Avondale House, Liberty House, Patrick Heeney Crescent, and Gardiner Street Flats. There will be a review after three months after which we may roll out the scheme to other complexes in the North East Inner City.



### **Poole House Apartments, Poplar Row**

Preliminary work on the allocation of properties at Poole House Apartments continues which have been acquired by DCC on a 25 year lease. They consist of 3x 3 bed, 19 x 2 bed, and 17 x 1 bed units. All units will be furnished and complete with white goods. Unforeseen delays on the Developers part means the current estimated date for handover is now expected towards then end of the third quarter.



### **Sean O'Casey Avenue**

The wall on Sean O'Casey Avenue has now been re-instated. A railings with wire mesh will be erected on top, the framework for which is currently being manufactured, and a more aesthetically pleasing rendered finish will complete the project.

The CAO Housing Team are working with residents to find ways of generally improving and implementing aspects of the Public Realm, Greening Strategies, Community Engagement, and Anti-Social issues, within the Sean O'Casey/Summerhill area. A survey of residents was recently conducted in conjunction with the Safety Partnership the results of which are due to be collected at the start of June.

### **Security Doors**

All the security door locks will be reprogrammed at Avondale House with new fobs being distributed to all tenants. A new locking system will be installed at O'Brien Hall.

### **Matt Talbot Court**

As part of the ongoing consultation process a second meeting between residents, DCC Housing, and the Design Team, will be held on Wednesday 1<sup>st</sup> June to discuss the Residents reaction to the redevelopment proposals. This will be held online although facilities will be available at the Sean McDermott Conference Room of the CAO Office for those without an online connection so that all those wishing to participate will be facilitated.

### **St. Laurence O'Toole Court:**

Contractors have been appointed to trim and prune the trees at St. Laurence O'Toole Court.

### **May 2022 stats**

#### **ESTATE MANAGEMENT**

**Housing Manager:**

**Paul White**

No of anti-social complaints per 1997 act Drug related	3
No of anti-social complaints per 1997 act not Drug related	25
No. of other complaints	28
<b>Total Complaints</b>	<b>56</b>

No of anti-social Interviews per 1997 Act	3
No of other interviews	10
<b>Total interviews</b>	<b>13</b>

No of requests for mediation	1
No of complaints referred to the Central Unit for action	1

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

### **Allocations**

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

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## **North West Inner City**

### **Sean Foster Place**

#### **Issues**

**Resources:** Main issue is getting enough resources on site for completion. We had a site meeting last Thursday to review actions required to achieve completion. I followed it up with a phone conversation with the Contractors contracts director to discuss resource issues in detail including problems they are having with one sub-contractor in particular

**Quality issues:** We are addressing quality issues in site inspections, site inspection reports, BCAR (Building Control Regulations) meetings, and BCAR site walks. We also invited DCC Building Control Officers to inspect the site which they did on 13 May 2022. There is a technical meeting to review any outstanding issue with the contractor tomorrow morning, and a further BCAR site walk on Thursday 26 May.

**Cost:** We have been working on resolving outstanding cost claims and have made good progress with this.

**Timeline:** The apartments are close to being ready for snagging. Hopefully we will be getting additional painters on site. The external pathways are being reinstated, work is in progress on the rear courtyard. The Contractor advised that it was their target to hand over the site on the 17<sup>th</sup> June. All parties are working hard to achieve this date but there are resource issues with a number of sub-contractors which we will continue to monitor closely and update as required

### **Dominic Street Lower**

The snagging on apartments is 80% complete. Landscaping around the courtyard is almost complete and they are working now on the utilities on the road. Hopefully hand over of site will be the end of July.

Landscaping on the podium area almost complete.

Rear elevation of the project

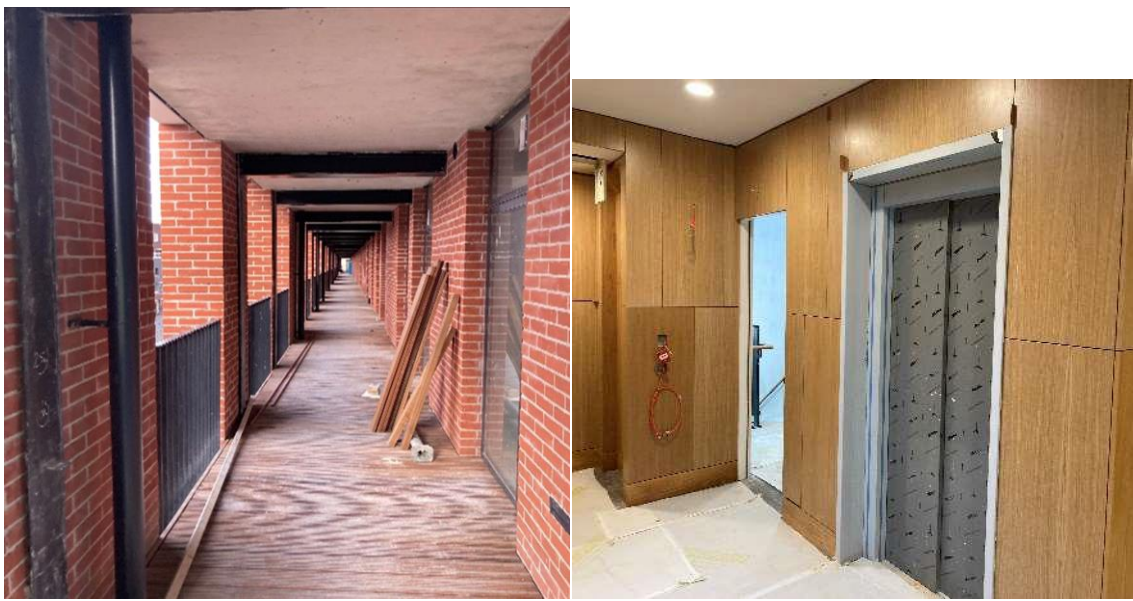




Works on Dominic Street elevation nearing completion



Apartment fit out nearing completion



## **Constitution Hill**

The plans for the Retro-Fit of Constitution Hill were on view in the Lower Dominic Street Community Centre, on Tuesday 11<sup>th</sup> and Wednesday the 12<sup>th</sup> May. All residents were invited



to attend. Grafton Architects, Dublin City Council Architects, The Project Team and Estate Management were present to answer any questions residents might have had.

### **Blackhall Queen Street Complex**

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

Works on-going by Housing Maintenance Section to repair balconys of 13 /14 Blackhall Parade. Works completed to balconies.

The four community gardens will have summer bedding provided within the next two weeks.

### **Hardwicke Street**

Works commenced on the new LED lighting for the Plaza on the 25th May and will be completed by the end of the month.

The area housing office in conjunction with the Public Domain and Waste Management section has cleaned Hardwicke Street around some of the vehicle bays. They were unable to gain access to all due to a few vehicles not been moved at the time.

The painting programme is still on-going.

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

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

New bin corrals are been installed to facilitate Eurobins in the complex.

### **Drumalee Estate/Court**

Sports Day Event took place at the Drumalee Football Pitch on the 30<sup>th</sup> May. Games included egg & spoon race, suction cup archery, giant jenga. A qualified boxing instructor was also present who offered circuit work and structured pad work throughout this event, there was also a barbeque

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

### **Millennium Walk Jervis Street**

15 Long term leasing units for Choice Based Lettings managed by Tuath were advertised on the 9<sup>th</sup> may to the 20<sup>th</sup> May 2022 these consisted of 6 one bed units and 8 two bed units, and 1 three bed unit.

### **Kevin Barry House**

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

### **Henrietta House**

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

### **Wolfe Tone Close**

On the 27<sup>th</sup> May six large planter boxes were delivered to the complex. A gardener was present to show residents the correct way to plant and maintain these flowers.

Ongoing meetings are taking place with residents and estate management concerning the general upkeep of the complex.

## **Estate Management Housing Statistics, May 2022**

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

### **Housing Managers:**

**Marion Foran**

**Paul White**

No of anti-social complaints per 1997 act Drug related	<b>0</b>	0
No of anti-social complaints per 1997 act not Drug related	<b>36</b>	0
No. of Complaints	<b>15</b>	0
<b>Total Complaints</b>	<b>51</b>	<b>0</b>

No of anti-social Interviews per 1997 Act	<b>10</b>	0
No of other interviews	<b>7</b>	0
Total interviews	<b>17</b>	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





Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

### **Allocations**

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

**Housing Managers:**

**Marion Foran**

**Paul White**

### **Senior Citizens**

Bands 2 & 3	1	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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## **Cabra/Glasnevin**

### **St Marys Place North/ Dorset Street Flats**

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 detenanted process in both St Marys Place and the middle block and it is hoped that the two blocks will be fully detenanted by Q4 2022. Housing Maintenance is currently undertaking an extensive scheme which involves securing and clearing out all empty units and blocking access to detenanted landings.

Further Consultative meetings are expected to take place over the summer.

### **St Bricins Park**

The Housing and Community Services Department is currently progressing the submission to the DHLG. 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 summer 2022.

### **O'Devaney Gardens**

The latter stages of Phase 1A of the project have been delayed substantially by both lockdowns. The revised target completion date is now Q3 2022.

Bartra will be on site in the coming weeks and will secure the boundaries of the site as a matter of urgency. Further information in relation to the development will then be circulated through the Central Area Committee.



### **St Finbars Court**

Housing Development are currently finalising the Tender package and it is hoped it will be published by the end of Q2 2022 and that works will commence in Q3 2022. Housing Maintenance are continuing to keep the site cleared of illegally dumped materials.

### **Bannow Road Site**

Transport for Ireland have made DCC aware of their intention to acquire some of this land and are currently in negotiations with Dublin City Council. Senior Management will report back in relation to progress made and outcomes of discussions to all Councillors through the Central Area Committee.

### **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 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 major delays it is now expected to go to tender in Q3 2022.



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