



Date: September 2022

To: The chairperson and members of
North Central Area Committee

Meeting: 19 September 2022.

Item No. 4I

**CLONTARF & DONAGHMEDE LEA'S AREA HOUSING OFFICE UPDATE FOR THE
SEPTEMBER MEETING OF THE NORTH CENTRAL AREA COMMITTEE**

Estate Management Complaints January to August 2022	YTD	% YTD	2022 Q1	2022 Q2	2022 Q3
TOTAL NUMBER PROPERTIES AGAINST WHICH COMPLAINTS HAVE BEEN MADE	84				
NUMBER OF COMPLAINTS RECEIVED	184		40	144	0
NUMBER OF UNIQUE INCIDENCES	126		20	60	46
AREAS WHERE COMPLAINTS CONCENTRATED					
ARTANE	9	10%	1	3	5
BALDOYLE	2	2%	2	0	0
BELMAYNE	0	0%	0	0	0
CLONTARF	3	3%	1	2	0
CLONGRIFFIN	1	1%	0	1	0
DONNYCARNEY	16	18%	0	14	2
DONAGHMEDE	19	22%	3	5	11
EDENMORE	2	2%	0	1	1
HARMONSTOWN	1	1%	0	1	0
KILLESTER	3	3%	1	1	1
KILBARRACK	15	17%	1	6	8
RAHENY	7	8%	1	2	4
MARINO	9	10%	0	6	3
TOTAL COMPLAINTS STATUS	87				

ASB: DRUG RELATED (SALE, SUPPLY, POSSESSION (FOR SALE))	3	2%	3	0	0
ASB: BEHAVIOUR CAUSING: DANGER/INJURY/DAMAGE/ALARM/LOSS/FEAR	5	4%	0	4	1
OTHER BREACH OF TENANCY COMPLAINT	107	85%	15	55	37
OTHER COMPLAINT	11	9%	2	1	8
TOTAL COMPLAINTS STATUS	126		20	60	46

Update on Voids List NCA Clontarf & Donaghmede LEAs

Vacant Housing Units (14)			
Address	Type of unit	LEA	Remarks
Ayrfield Drive	4 bed house	Donaghmede	Work in progress
Mount Olive Road	3 bed house	Donaghmede	Work in progress
Briarfield Road	3 bed house	Donaghmede	Work in progress
Millbrook Avenue	3 bed house	Donaghmede	Work in progress
St Donagh's Road	3 bed house	Donaghmede	Under offer
Templeview Crescent	3 bed house	Donaghmede	Work in progress
Casino Park	3 bed house	Clontarf	Work in progress
Lein Park	3 bed house	Clontarf	Under offer
St Berach's Place	2 bed apartment	Donaghmede	Work in progress
The Orchard	2 bed apartment	Donaghmede	Work in progress
Clanawley Road	2 bed house	Clontarf	Under offer
St Brendan's Park	2 bed house	Clontarf	Under offer
Richmond Hall	2 bed apartment	Clontarf	Work in progress
Crescent House	1 bed apartment	Clontarf	Work in progress

Vacant Senior Citizen Units (9)			
Address	Type of unit	LEA	Remarks
St Johns Court	1 bed apartment	Clontarf	Work in progress
Raheny Court	Bedsit	Donaghmede	Work in progress
St Anne's Court	Bedsit	Donaghmede	Work in progress
St Anne's Court	Bedsit	Donaghmede	Work in progress
St Anne's Court	Bedsit	Donaghmede	Work in progress
St Gabriel's Court	Bedsit	Clontarf	Work in progress
Thorndale Court	Bedsit	Clontarf	Under offer
Thorndale Court	Bedsit	Clontarf	Work in progress
Thorndale Court	Bedsit	Clontarf	Work in progress
	TOTAL UNITS	CLONTARF/DONAGHMEDE LEAs	23

Housing Allocations: NCA Clontarf & Donaghmede LEAs

Housing Allocations July 2022		
Jameson Court	4 bed house	Donaghmede
Millwood Villas	2 bed houses	Donaghmede
Newgrove Estate	1 bed Senior Citizen	Donaghmede
Rosevale Court	Bedsit Senior Citizen	Clontarf
St Brigid's Court	Bedsit Senior Citizen	Donaghmede

Housing Allocations August 2022

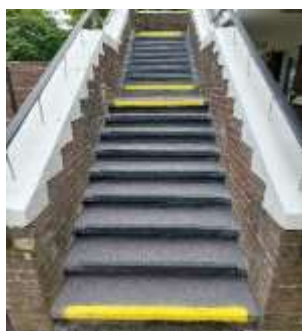
Beau Park Mews	2 bed apartment	Donaghmede
Edenmore Avenue	3 bed house	Donaghmede
St Donagh's Road	3 bed house	Donaghmede
Clancarthy Court	2 bed Senior Citizen	Clontarf
Thorndale Court	Bedsit	Clontarf

Housing Maintenance Projects for 2022

We have been working closely with our Area Housing Maintenance Section and can report on the excellent refurbishment works program for St Vincent's Court complex. The following works have completed.

Saint Vincent's Court.

- All balconies and stairwells in the complex have been resealed and upgraded.
- All new paving have been installed throughout the complex.
- All new gutters have been installed on all blocks in the complex.
- All rooftops have been washed down to remove moss and debris in the complex. These have been the cause of numerous flooding issues over the years when moss and debris would fall from the roof in winter and block the surface water drainpipes and the drainage system below.
- Following on from a major interdepartmental "Surface Water Programme" which was conducted by DCC Drainage Surface Water team and Housing Maintenance in this complex, all gullies, surface water and foul drainage systems were cleaned out and any repairs needed were completed.
- All grounds, shrubbery and gardens are addressed regularly, and a winter maintenance programme is in place.
- All trees have been pruned and new 4-seater bench put in place.



New anti-slip stairs



New four-seater bench



Tree's pruned

New hanging baskets, wheelchair accessible picnic table, large flower planters, chessboard tables have been installed to enhance our Senior Citizen complexes.



St. Johns Court



St. Johns Court



Chessboard table, St. Johns Court



Chessboard table, St. Anne's Court



Greendale Court



St. Bridget's Court

Necessary tree pruning works in St John's Court, Donnycarney

Morrissey Tree Service were retained by Dublin City Council to undertake a visual inspection and condition assessment of the trees located within the grounds of St. John's Court, Malahide Road, Donnycarney, Dublin 3.

Many of the trees were overhanging residential properties, phone lines, internal driveways and walkways. Therefore, public health and safety is paramount. There were 3 trees (2 Sycamore & 1 Rowan tree) of concern due to their poor condition and location within the complex. The Rowan tree was in decline and the 2 Sycamore trees were causing structural damage to the area.

It was recommended by us to dismantle these trees to ground level and the remaining trees in the complex to be pruned & shaped.

Prior to works commencing, the crew reviewed the trees again to ensure no birds were nesting and then proceeded to carried out the agreed works.

The complex is now cleared of hazardous trees and I suggest an annual review of the complex would benefit the residents.



Patrick Smith
Area Housing Manager
North Central Area Clontarf & Donaghmede LEA's