

**The Chairman and Members of
North West Area Committee.**

Meeting: 13th December 2022

Item No: 4

Ballymun Area Office Report

- 1. LAP Update**
- 2. Community Development Update**
- 3. Economic Development Update**
- 4. Housing Report**
- 5. Ballymun Library**

1. Local Area Plan Update

Ballymun Main Street

A new fitness club, METATRON will open its doors this month in one of the units of the Aspen Building. There will be an official launch in January 2023. We wish the new Business Owner every success.

Vacant DCC units

Shangan Neighbourhood Centre - negotiations are still ongoing with all 3 parties interested in the Shangan units. A further update will issue in January.

Site 6 – Coutry, Main Street

On the 23rd November Housing and Community Services met with O’Cualann in relation to progressing a proposal under the Cost Rental Equity Loan model for site 6. A further update will issue Q1, 2023.

Sites 8 (West of Coutry Park) and 9 (Coutry Park)

Housing and Community Services have written to Empower the Family seeking an update on progress in relation to their proposals for the site. Documentation has been completed for the Expression of Interest on this site and will issue early in 2023.

Site 11 – Sillogue Avenue and Site 13 – Sillogue Road

A survey has been arranged for Sites 11 and 13 which is due to be completed in early December. Once complete it will issue with the Expression of Interest to the AHB protocol for the two sites which DCC Housing has now compiled.

Site 12

An update on proposed plans for site 12 will issue early in the New Year in advance of proceeding to Part VIII.

Site 14 - Balbutcher Lane

Details in relation to the revised density are being finalised in advance of a Part VIII submission.

Site 19 - St. Joseph’s

A Further Information (FI) Request has been issued in respect of Planning Application 4853/22. Dublin City Council’s Housing and Community Services Department is currently liaising with O’Cualann and the relevant Departments to expedite the completion of the FI response. A further update will issue in January.

Site 25 – Parkview

A Planning Application was registered on 18th November by O’ Cualann for phase two of site 25 for works including:

1. Single storey crèche
2. 32 x Affordable Purchase homes in for blocks (2 x 2-bed and 30 x 3-bed)
3. 2 x 4-bed sheltered housing units
4. The extension of Parkview Road
5. Landscaping works

Site 30 – North City Operations Depot

The construction of the North City Operations Depot continues to progress well.

The main structural work to the Administration and Welfare Building is complete. Work at roof level to install plant is substantially complete. Works are ongoing to complete final

weathering of the roof light wells. Installation of roof paving and sedum blanket will follow. Externally works have progressed with the finishes to the curtain walling and many of the external doors have been fitted. The glass balustrade to the south balcony on the first floor has started and there are some capping's and flashings etc. to be completed following completion of the balustrade works.

External precast edge panels are completed on the Multi Storey Car Park (MSCP). Internal concrete works are now complete and application of floor coatings has commenced.

2nd fix Mechanical & Electrical installations are almost complete in the Central Stores and Workshops. Sectional doors are now installed. Super-flat floor now laid in the Central Stores ground floor. Preparation works for floor painting are nearly complete with floor painting to start shortly and joinery etc. to follow.

The Salt Barn's glulam frame is complete. Work on the final roof covering and timber cladding to walls is ongoing.

The Civic Amenity Site (CAS) Office roof works will commence in the coming days. Mechanical & Electrical installations are continuing.

The permanent east side access is in use by the Contractor as the main construction access. Works to the northern access (opposite IKEA / Decathlon) are continuing with kerbing works to form the central island now mostly complete. The Contractor has now moved some of their site compound to the CAS area and they are using the CAS access for staff vehicles. The Contractor is carrying out ongoing works around the existing traffic lights which will remain operational. New traffic light installations at both junctions are agreed between Dublin City Council and Fingal County Council. Junction design work is ongoing. Footpath works external to the boundary wall are substantially complete along Carton Way including lighting, kerbing and laying tarmac.

There have been some more delays to the project programme and assuming no further delays the scheduled completion of construction is early 2023. There will be a fit-out period after that for furniture and IS configuration. It is still anticipated that the depot will become operational in Q1 of 2023.

Silloque Infrastructure Scheme

The new Silloque Avenue carriageway is open from Silloque Road to Ballymun Road. The two new sets of pedestrian lights are now operational. Dublin City Council engaged in a communication campaign to make locals more aware of these new lights, particularly at the Holy Spirit National School where many drivers were not obeying the red light. Compliance appears to have improved but will continue to be monitored.

The new drainage pipes and manholes are approx. 90% completed in Silloque Gardens. The mainline drainage should be completed by the end of the year. In the New Year work will continue on building the new gullies and connecting these to the new network followed by construction of new footpaths.

The new footpath, carriageway and permeable parking bay has opened in-front of the crèche. Kerbing footpaths and parking bays have commenced in the Celtic cross area to the rear of houses 96-111. The new parking bays and footpath in the 'triangle' area at the east end of Silloque Gardens are nearing completion and should be open to the public by the end of the year.

There is a temporary traffic diversion for the cars accessing/exiting the cul de sac at 3 houses (42 to 53 Sillogue Gardens) to enable the drainage work. However, this will be completed before Christmas and reopened as normal for the Christmas period.

The site will be closed from close of business on the 22nd December and will reopen on Tuesday 3rd January. It is not intended for any residential entrance (front or back) to be closed over the Christmas period. All fencing will be removed from areas where possible. The site will remain under manned security for the duration of the Christmas period.

2. Community and Social Development

General Community Development

The Community & Social Development Section (CSDS) attended a range of meetings in relation to events and provided support to many initiatives as outlined below in the past few weeks:

Social Inclusion Initiatives

Trauma Informed Ballymun

The Community & Social Development Officer has been working alongside the Ballymun Drugs Task Force, Tusla, Easy Street team and Star Ballymun on the progression of the Trauma Informed Ballymun Initiative. At this stage some funding has been secured from the Sláintecare fund and a facilitator has been contracted to work on the initial stages of the rolling out of this programme early in 2023.

Inclusion and Integration Week

The CSDS organised a range of enjoyable events and activities during November under the banner of DCC Inclusion and Integration week which included:

- An intergenerational historical walk in Santry Demesne.
- A rock climbing session for local residents in recovery.
- Gala Concert for Older Persons.
- An open day in Ballymun Men's shed.
- A disability sports showcase session in Trinity Comprehensive.
- A health and wellness family day in Ballymun Family Resource Centre.
- The relaunch of FACT Autism Support Group.

The Gala Concert was organised in collaboration with Active Living Ballymun and included many of the original committee members of this long running community group. Over 120 older persons attended this fun social and recreational event which was the first opportunity for many of these residents to meet up at such an event since December 2019, pre Covid.



The CSDS also co-organised the come and try taster sports event on the Plaza as part of the Ballymun Health and Fitness Summit 2022.

The team were also part of the organising group for Poppintree Health for All Mental Health Week in November and supported a range of local initiatives during this time.

Formal Launch of the Ballymun Sláintecare Health Community projects

On Friday 2nd of December the Ballymun Sláintecare Health Community projects were formally launched. The Sláintecare Healthy Communities Enhancement Fund will allow for the installation and upgrading of local amenities in Ballymun including the further enhancement and development of Balcurris Park. Plans include the installation of a new community “Reflective Garden” space which was proposed and designed by a local community group in collaboration with the Parks Department, the CSDS and the new DCC Slaintecare Local Development Officer, Patricia Tallon.

In addition to the Reflective Garden further plans will increase overall access to and promote the use of Balcurris Park through the provisions of new accessible walkways and the installation of a natural play area that will support community healthy place-making and wellbeing.

This is a collaboration with existing community partners, who are a key asset to the programme as they are already embedded in the community. To support this work a financial contribution has been allocated from the 2022 seed funding resources to the Ballymun Fun Run Committee who are organising a Santa Dash and two fun runs to take place in Trinity Comprehensive on Friday the 9th December. Over 1,000 students have registered for this seasonal health and wellbeing initiative.

Support is also being provided to the Ballymun Network for Assisting Children and Young People who are building a ‘trauma-informed’ Ballymun to better understand and work with individuals impacted by trauma and living with the consequences. Supports are also in place for the Play Therapy Project being driven by the Primary Principals Network, Young Ballymun and Ballymun Family Resource Centre. This initiative is currently funded under the Ballymun Social Regeneration fund. This collaboration is to better mobilise available resources to address local needs.

The Dublin City Healthy Communities Programme collaborates with key frontline HSE and Primary Care services delivering health and wellbeing programmes to support improved mental and physical health such as stop smoking services, healthy eating groups, mental health and parenting.

Environmental

The CSDS have been working with the Aisling Project Ballymun, Poppintree Youth Project and local artists on a creative recycling project whereby young people will take part in a number of educational/art workshops and produce miniature Christmas trees from recyclable products. Funding for this project was sourced through Creative Ireland Funding.

Additional Events/Community Initiatives

Christmas Tree Lighting Event

The Christmas Tree Lighting Ceremony and Santa Grotto Event was organised by the CSDS and took place on Friday the 2nd December, both inside and outside the Ballymun Civic Offices. Music was provided by Our Lady of Victories Boys School Band and singing was provided by Dame Stuffy, the Northside Sensations and Virgin Mary Girls School Choir. This was a fun and festive family event for all who attended with each child visiting Santa.

Additional Activities

The Community team are further supporting festive Christmas activities in Burren Court, Setanta GAA and the Poppintree Community Walking Group.

3. Economic Development Update



Jingle Mingle

The B4b networking annual 'Jingle Mingle' event took place in Musgrave Market Place on Thursday 8th December. The award-winning international motivational speaker Gerry Duffy attended to help inform how to set and achieve goals for 2023. The event is open to all local business and organisations in Ballymun.

Trinity Comprehensive Business Breakfast

The annual Trinity Comprehensive Business Breakfast took place on Tuesday 22nd November in the school. The purpose of the gathering is for the LCVP 5th & 6th year students to learn first-hand from business owners and also provide a networking opportunity for those businesses. Special guest was Eileen McHugh, Hair Together, a Ballymun entrepreneur who has set up an award winning social enterprise teaching teenagers the basic skills of barbering and hairdressing.



Shop-front enhancement scheme

The latest business to benefit from the North West Area Shopfront enhancement fund was SOS Barbers, Finglas Village. This is a new business that used the grant to replace old signage of the previous tenant.



Ballymun CoderDojo



The Ballymun CoderDojo continued to run 2 Dojos on Saturday mornings during November. Noeleen Doyle who has been appointed Communications Manager with CoderDojo dropped in for a visit. The new role will be committed to enhancing networking among Dojos, sharing resources and ideas that will help with attracting volunteers and sustaining Dojo's in the long-term.

For more information about Coder dojo Ballymun: <http://ballymunfrc.org/coder-doj/>

Ballymun Job Centre, Work Experience Enterprise – Pilot



Liam Barry, Economic Development Officer is working with the current group on building a new website for the Startup Ballymun Initiative. The group includes people from Ballymun and surrounding areas who are developing their IT and project management skills. The web design is at the final stages and will be launched in January 2023.

4. Housing Report

Rent Assessments for November

Assessments	1424
Permissions To Reside	2
Refunds	8
Opening of Accounts	8 (including 2 sole/ 1 successions)
Closing of Accounts	4 (including 0 sole / 0 successions)
Front Counter Calls	111
Window Replacements	6

Lettings January - November

Allocation Category	Housing List 2022	Transfer List 2022	Older Persons 2022
Bands 2 & 3	4	4	1
Medical	1	2	2
Welfare	1	1	0
Homeless	0	0	2
Travellers	0	0	0
Transfer HAP	0	0	0
De-tenanting	0	0	0
Estate Management	0	8	0
Maintenance	0	0	0
Surrendering Larger	0	4	1
Unable to afford	0	0	0
Succession/Sole	38	0	0
Transfer	0	0	1
Inter-transfer	0	2	0
Total	44	21	7

Choice Based Lettings

Allocation Category	
Housing Bands 2 & 3	18
Transfer Bands 2 & 3	2
Transfer HAP	1
Medical	1
Welfare	0
Homeless	1
Travellers	1
Surrender larger	1
Total	25

Voids for November

Address	Type	Date of Vacancy	Status
Balcurriss Park West	1 bed Apt	18/05/2022	Under Repair
Barnwell Drive	2 Bed Apt	28/6/2022	Under Nomination
Belclare Drive	3 Bed House	4/8/2022	Under Repair
Carton Road	4 Bed House	07/04/2022	Under Offer
Coultry Ave	3 bed house	25/10/2022	Under Repair
Coultry Drive	3 bed house	5/6/2022	Under Repair
Coultry Terrace	2 Bed Apt	04/02/2022	Under Offer
Cranogue Close	4 Bed House	14/10/2022	Under Repair
Dane Road	3 bed house	7/11/2022	Under Repair
Dolmen Court	3 Bed House	19/10/2022	Under Repair
Forestwood Ave	2 Bed Apt	10/10/2022	Under Repair
Forestwood Avenue	2 Bed Apt	24/04/2022	Under Repair
Forestwood Avenue	2 Bed Apt	24/04/2022	Under Repair
Forestwood Avenue	2 Bed Apt	24/04/2022	Under Repair
Forestwood Avenue	2 Bed Apt	24/04/2022	Under Repair
Forestwood Avenue	2 Bed Apt	24/04/2022	Under Repair
Gateway Court	3 Bed House	13/03/2022	Under Offer
Hollytree Terrace	4 Bed House	28/6/2022	Under Nomination
Marewood Crescent	4 Bed House	15/9/2022	Under Repair
Marewood Crescent	3 Bed House	29/7/22022	Under Repair
Parkview Green	1 Bed Apt	30/05/2022	Under Repair
Poppintree Road	2 Bed Apt	16/12/2020	CBL
Poppintree Parade	1 Bed Apt	8/7/2021	CBL
Shangan Gardens	1 Bed Apt	27/10/2022	Under Repair
Sandyhill Gardens	3 Bed House	12/06/2022	Under Repair
Shangan Ave	1 Bed apt	24/11/2022	Under Repair
Shangan Gardens	3 Bed House	31/07/2022	Under Nomination
Shangan Green	3 Bed House	24/08/2022	Under Repair
Termon Court	3 Bed House	02/11/2022	Under Repair
The Plaza	2 Bed Apt	23/6/2022	Under Nomination
Whiteacre Close	2 Bed Apt	24/7/2022	Under Nomination
Woodhazel Terrace	2 Bed Apt	23/08/2022	Under Repair

Older Persons Units

Address	Type	Date of Vacancy	Status
Ard Na Meala	Maisonette	01/06/2022	Under Repair
Sandyhill Gardens	Bedsit	26/09/2022	Under Repair

Estate Management - November

No of Anti- Social complaints per 1997 act Drug related	1
No of Anti-Social complaints per 1997 act (Not Drug Related)	12
No of other Complaints	19
Total Complaints	32
No of Anti-Social Interviews per 1997 act	3
No of Other Interviews	1
Total Interviews	4
No Requests for mediation	0
No of Complaints referred to central unit for Action	0
No of Section 20 Evictions	0
No of excluding Orders applied for by Tenant	0
No of Excluding orders applied for by DCC	0
No of surrender of Tenancies due to Anti-Social Behaviour	0
No of Tenancy Warnings sent to Central Unit	0
No of Court Orders Granted	0
No of Appeals / Judicial Reviews Challenges	0
No of Warrants executed (Evictions)	0

5. Ballymun Library

Ballymun Library continues to re-engage with the public post Covid with a diverse range of activities and events to suit people of all ages. Current highlights include our Reading Diversely literature series in partnership with the Irish Writers Centre and our fortnightly Irish Revolution Book Club, facilitated by DCC Historian-in-Residence Dr. James Curry.

The library started a new English Conversation Exchange in November. The meeting was held on Thursday 8th December from 6.30pm to 7.45pm. This was an ideal opportunity for people to practice their English and improve their conversation skills in a friendly informal setting.

Our new C-Pen is a fantastic piece of assistive technology which scans and then reads text aloud. People with dyslexia, aphasia or other reading difficulties, those learning languages or

those with vision problems may find these pens to be of use for home, study or work. Please contact the library for further details.

Current Opening Hours for Ballymun Library are:

Monday to Thursday: 10am - 8pm

Friday and Saturday: 10am - 5pm

Ballymun Library Events December

Non Regular or Regular Events	Event Category	Event Title	Audience	Date and Time
Non-Regular	Display	Metro Link Railway Order - Public Display	Adults	During opening hours (Thursday 6 th October to Monday 16 th January)
Non-Regular	Storytelling	Festive Storytelling with Róisín Murphy Bi-lingual event	Children	Saturday 17 th December at 11.30am Suitable for 4-10 years
Regular	Community	Ballymun Ladies Group	Adults	Tuesday 20 th December, 2.30pm-5.00pm
Regular	Cultural	Ballymun Library Writers' Group	Adults	Wednesdays, 4pm-6pm
Regular	Community	Ballymun Community Law Outreach Clinic (Free Legal Advice).	Adults	Tuesday 13 th December, 10.00am-12.00pm
Regular	Cultural	Ballymun Painting Group	Adults	Mondays, 10.30am-12pm
Regular	Book Club	Ballygall Book Club (3 rd Monday of the Month)	Adults	Monday 19 th December, 6.30pm
Regular	Cultural	Digital Photography Group (Last Thursday of the Month)	Adults	Thursday 22 nd December, 10.30am-12.30pm
Regular	Cultural	Ciorcal Comhrá (Irish Language Conversation Group)	Adults	Thursdays, 3pm-4pm
Regular	Book Club	Junior Book Club (1 st Wednesday of the Month)	Children	Wednesday 14 th December, 3.15pm-4pm
Regular	Children	Baby Book Club & Storytime	Children (newborns to children aged 2 yrs)	Mondays, 10am-11am
Regular	Children	Toddler Book Club & Storytime	Children (2 yrs old to preschool)	Thursdays, 10am-11am (NOT meeting Thursday 22 nd December)

Jackie O'Reilly
Area Manager, Ballymun