

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

**3<sup>rd</sup> February 2023**

## **Housing Matters in the North East Inner City**

### **Choice Based Lettings**

The First round of Choice Based Lettings for 2023 sees 14 properties being made available through the process. Interest has been keen with over 700 applicants at the time of writing this report. (The closing date for applications is 3/2/2023).

### **CCTV Update**

Following the rationalising programme carried out in 2022 all CCTV in our complexes is now centralised through a single provider. As part of that programme a survey of equipment was carried out and a number of cameras and other apparatus will be upgraded throughout the year. We are also looking at the possibility of new CCTV systems been installed into other complexes in compliance with GDPR and data protection legislation.



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

The latest stage in the greening strategy at Sean O'Casey Avenue has seen the planting of shrubbery around the Christmas tree sleeve. The uneven tarmac on the right hand side of Summerhill (Picture above) was taken away and replaced with a bed of evergreen shrubbery. This area was awash with rubbish/ food waste and dog litter. Dublin City Council continue to work with the residents in Sean O Casey Avenue and Summerhill to improve the public realm.

### **The Kiln/Forge**

The safety gates have been erected and are now in place and keys have been issued to all the appropriate residents.

Following representation from residents regarding the lack of lighting caused by the construction work on Railway Street, the PEO, working in conjunction with Circle Housing and the construction company, arranged for temporary lights to be erected along the fencing of the site. This has significantly improved the situation and has met with the approval of the residents.



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

The allocation of properties at Poole House is now complete. The property consists of 39 fully furnished units consisting of 3 x 3 bed, 19 x 2 bed, and 17 x 1 bed units. Communal spaces for residents to enjoy are to the rear of the complex which are fully enclosed and accessed by fobs.

Jan 2023 stats

**ESTATE MANAGEMENT**

**Housing Manager:**

**Paul White**

No of anti-social complaints per 1997 act Drug related	10
No of anti-social complaints per 1997 act not Drug related	33
No. of other complaints	44
<b>Total Complaints</b>	<b>87</b>

No of anti-social Interviews per 1997 Act	16
No of other interviews	10
<b>Total interviews</b>	<b>26</b>

No of requests for mediation	0
No of complaints referred to the Central Unit for action	6
No of Tenancy Warnings issued	0
No of Excluding Orders issued	0
No of Section 20s	0

**Allocations:**

Housing (band 2&3)	1
Transfers (band 2&3)	2
Older Persons Housing (band 2&3)	2

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

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## **Housing Matters North West Inner City**

### **Sean Foster Place**

The Office is continuing to facilitate viewings and allocating of dwellings. Approximately two thirds of the units have been signed for and it is hoped the rest will be signed in the next week or two.

### **Dominic Street Lower**

Keys were handed over to the office on 31<sup>st</sup> January 2023.

We will be working initially with the residents of Dominick Street Lower moving across. When this process is completed the remaining units will be allocated.

### **Constitution Hill**

The Part 8 Planning application for the redevelopment of Constitution Hill was lodged in December 2022.

The project will be presented at the March Area Committee meeting for Approval to go on the City Council Agenda for Part 8 planning approval.

Onsite – decanting of the northern housing block is ongoing with the expectation to have a vacant block shortly. This is necessary to allow invasive site investigations to be completed which are required for the redevelopment plans to move forward.

The project proposal is for a mixture of deep retrofit, amalgamation and infill of the three existing housing blocks and for the provision of new housing blocks on the site. It is proposed that the project will be completed in two phases. The first phase involves the amalgamation and redevelopment of the northern housing block (block nearest to Broadstone depot) and a new apartment block on the northern end of the site. The second phase will provide for the redevelopment of the two other housing blocks, along with a new apartment block to the south of the site and a row of mews houses along the boundary wall at the rear of the site

### **Blackhall Queen Street Complex**

A net has been approved to be installed over the Little Stars Crèche to prevent footballs etc. from entering the play area.

On Going Discussions between Estate Management and issues as issues arise

### **Hardwicke Street**

Gate in the playground area is to be installed this week.

Cleaning of the car park area has been arranged.

New residents committee has been formed and meets regularly with Estate Management to discuss any issues that may arise

### **Chancery House**

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

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

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

### **Drumalee Estate/ Court**

Gutter cleaning commenced in Drumalee Court On-going meetings with Estate Management, Residents and Gardaí take place on a regular basis.

### **Kevin Barry House**

After a major incident which occurred in the complex a flat remains steeled and remains with An Garda. 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**

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

### **Sheridan Place / Court**

Work has commenced on the demolition of the former Amharclann Centre. Environmental monitors have been installed and are functioning correctly. Barnmoe have carried out property condition surveys and continue to update progress on a regular basis. On-going discussions between Estate Management and Residents as issues arise

## Estate Management Housing Statistics, January 2023

Housing Projects Office, Parnell Street, Dublin 1.

### Housing Managers:

Marion Foran

Paul White

No of anti-social complaints per 1997 act Drug related	<b>23</b>	0
No of anti-social complaints per 1997 act not Drug related	<b>6</b>	0
No. of Complaints	<b>0</b>	0
<b>Total Complaints</b>	<b>29</b>	<b>0</b>

No of anti-social Interviews per 1997 Act	<b>3</b>	0
No of other interviews	<b>2</b>	0
Total interviews	<b>5</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

### Allocations

Bands 2 & 3	<b>10</b>	0
Medical	0	0
Welfare	0	0
Homeless	0	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	0	0
Medical	0	0
Welfare	0	0
Homeless	0	0
Travellers	0	0

**Voids**

<b>Long Term Maintenance</b>	<b>0</b>	<b>0</b>
<b>Contracts</b>		<b>0</b>
<b>Capital Projects</b>		<b>0</b>

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**To the Chairperson and Members  
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**2<sup>nd</sup> February 2023**

### **Community Development Matters in the Central Area**

#### **Church Road, East Wall Traffic Survey**

Area Office staff met with members of the Irvine Terrance Community Group to discuss proposals for the repeat survey of the residents Abercorn Road, Irvine Terrace and Church Road East in relation to temporary traffic calming measures for the area. The consensus from the residents committee asked for a revised plan that would see the positioning of planters / temporary bollards at the junction of Abercorn Road and Church Road East thus creating a cul-de-sac for half of Abercorn Road including access to the Irish Rail Yard. Access / egress from the estate would take place via the junction of East Road and Church Road East This meeting took place on the 20<sup>th</sup> Jan.

Following on from this meeting, a door to door survey of all houses took place on 27<sup>th</sup> January. Circa 50% of houses surveyed were present. All houses received details of the proposed measures that included a “for/against” question and a free post envelope to return their selection to the Central Area Office.

#### **Nollaig na mBan**

The Community Section and Ballybough Pride of place arranged a celebration of women for Nollaig na mBan. Large photographs of notable women from the Ballybough Area were displayed throughout the area. A social event was held on 6<sup>th</sup> January in the Clonliffe House. Approximately four hundred people attended this event through which €600 was raised for Sonas Domestic Abuse Charity. The festival was funded through the Discretionary fund and the NEIC Programme Office. It is planned to expand this festival for 2024.

#### **Newcomen Cottage**

The Community Section are managing this facility with support from the Mud Island Community Garden. There is growing demand for access. We currently welcome groups catering for preschool child development, sea scouts, residents meetings, school groups as well as groups associated with the Mud Island Garden Group. Arrangements are in place to provide additional storage for some of the equipment belonging to the local Sea Scouts.

### **Travellers Together Preventing Suicide:**

The Community Section assisted Exchange House and the National Traveller Suicide Prevention Committee to produce and stage a series of events to highlight and support those effected by suicide in the Traveller Community. The suicide rate is seven time higher within this community. The events also provided an opportunity for travellers to highlight their creativity in a professional setting.



The event consisted of:-

- A busking session at the GPO
- Spoken word seminar
- An art exhibition
- A concert in the O'Reilly Theatre.

The events were supported by people from both the settled and traveller community. Two hundred and twenty people attended the concert.



### **Lunar New Year Festival @ Hill Street:**

The Area Office assisted in Event Management preparations for the Lunar New Year Festival that took place on Hill Street on the 28<sup>th</sup> January. The festival was organised by the Hill Street Family Resource Centre. This organisation receives considerable ongoing support from Dublin City Council.

The NEIC / Area Office also installed banners in a number of location welcoming the Lunar New Year.



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