

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

**04<sup>th</sup> April 2023**

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



Liberty House

#### **Choice Based Lettings:**

The latest round of Choice Based Lettings sees 14 one and two bedroom properties at Charleville Mall (2), Gardiner Street Flats, Liberty House (2), Poplar Row, North William Street (2), Rutland Street, Dunne Street, Marlborough Court, and Spencer Dock (2) being made available under the scheme. The competition closes on the 7<sup>th</sup> April and applications have been brisk with almost 500 applications.

#### **Ballybough House:**

The floodlights in the complex have been replaced and the moss on the surface of the playground removed. The subsidence on the driveway within the complex has been repaired. Trees have been reinstated on Poplar Row within the perimeter railings of Ballybough House.

#### **Brendan Behan Court:**

Following consultation between the residents and the complex's Liaison Officer, plans are underway to bring the Community Room back into use. Painters are due in to paint the rooms and contractors have been engaged to deep clean the premises. Blinds, mirrors, and other fittings have been ordered and it is expected it will be available for activities by the end of the second quarter.

Contractors have also been engaged to cut back the large maple tree in the complex the roots of which has been damaging the cobblelock in the public areas.

#### **Charleville Mall:**

Following consultations with local residents in relation to illegal parking around the complex a number of actions have been taken to alleviate the issue. Bollards have been replaced on

the canal side of the road. A no parking zone has been installed on the Flat Complex side and the entrance to the complex has been re-dished. Bollards have also been erected to near the complex entrance.

**James Larkin House:**

Following consultation with the residents a new wall has been erected to replace the one demolished to facilitate the new bicycle lane. Fencing will be attached and a greening strategy is currently being developed for the complex.



**Railway Court/ The Forge/ The Kiln:**

The new Circle Housing development, Railway Court on Railway Street, which will provide 47 one to three bedroom apartments when completed, continues on schedule. The area Project Estate Officer has been liaising between the residents of The Forge and The Kiln and Monami Construction over issues such as lighting, water outages, parking, and other concerns caused by the construction, leading to prompt and successful conclusions.



**Summerhill/Sean O’Casey Avenue:**

Following the completion of the stone-work at the front of the complex contractors are due to lay a resin protective coating on the stone. The centrepiece will see a complete restoration of the decorative sundial which will complete that section of the project.

We are currently at the procurement stage in sourcing contractors to erect fencing around the residential side of the green area of Summerhill to protect the plants and limit anti-social activity such as dog fouling and littering. The fence will be gated to facilitate maintenance of the planting and removal of litter. We are also hoping to have the existing fencing on the road side painted.

**Summerhill Seniors:**

Contractors have been engaged to power wash the interior communal areas following the recent renovations in the complex by Builders.

**The Landings/Poole House:**

A number of the residents of The Landings and Poole House, with the encouragement of their Project Estate Officer, have developed a WhatsApp Groups for compiling issues effecting those complexes. While not all residents are members of the group as yet, it has proved an effective way of resolving problems, with the Project Estate Officer acting as mediator with the respective Estate Management Companies. It is hoped that the groups will evolve into proper Residents Associations at some stage in the near future.

A new mechanism has been installed in the entrance door of The Landings due to ongoing issues of vandalism of the original system.

A new triple strength mag-lock has been fitted to the entrance of Poole House as requested by residents to enhance overall security of the complex.

**March 2023 stats**

**ESTATE MANAGEMENT**

**Housing Manager:**

**Paul White**

No of anti-social complaints per 1997 act Drug related	6
No of anti-social complaints per 1997 act not Drug related	19
No. of other complaints	33
<b>Total Complaints</b>	<b>58</b>

No of anti-social Interviews per 1997 Act	8
No of other interviews	4
<b>Total interviews</b>	<b>12</b>

No of requests for mediation	0
No of complaints referred to the Central Unit for action	1
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)	5
Older Persons Housing (band 2&3)	1
Older Persons Transfers (band 2&3)	0
Medical & Welfare	2
Older Persons Medical & Welfare	0
Homeless/Housing First	1
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 off.

### **Dominick Hall**

The Majority of tenants from Dominick Street Lower have signed and are in the process of moving into their new homes. The depot continue to secure units as tenants move. The office is continuing to facilitate viewings and allocations of units.

### **Constitution Hill**

De-tenanting of the Northern Block is on-going.

Allocation of bedsits is on-going.

The regeneration of Constitution Hill reached a major milestone this month, with the granting of Part 8 planning permission by our elected members at the April Council meeting. The next step will be to commence a soft strip of the northern housing block which will inform the tender for the appointment of a contractor to complete Phase 1 of the redevelopment of Constitution Hill. We hope to commence the soft strip in the coming weeks and to be in a position to start the contractor on site in January 2024. Phase 1 will deliver 45 homes which will be a mix of one, two and three bedroom homes. There are currently 5 tenancies remaining in the northern housing block and the Area Housing Manager is liaising with them in identifying alternative accommodation to allow the project to progress.

### **Blackhall Queen Street Complex**

A net was previously approved to be installed over the Little Stars Crèche to prevent footballs etc. from entering the play area. The net was installed in March.

On-going discussions between Estate Management as issues arise.

### **Hardwicke Street**

Gate in the playground area in Rory O Connor has been installed. A Tree in Block 1 Dermot O Dwyer was removed due to Health and Safety. A Contractor and Electrical Services are currently assessing the Plaza with a view to connecting a power supply to the Plaza area. The street lights in the car park area have been fitted with new LED lights. A contractor has been approved to install concrete plinth for a statue in Rory O'Connor House. A contractor has been employed to install new doors at the front and back of eleven stairwells.

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

### **Chancery House**

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

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

Six (2 bed) units have been advertised on Choice Based Lettings. Resurfacing of the car park in Block A&B will commence in April. Monthly meetings are on-going with members of the residents association to discuss all issues related to the complex.

### **Drumalee Estate/ Court**

Gutter cleaning completed in Drumalee Court. On-going meetings with Estate Management, Residents and Gardaí take place on a regular basis. Pockets of small plants have been planted in Drumalee Estate.

### **Kevin Barry House**

A unit was returned after a major incident. This unit has now been fumigated and passed on to the Maintenance Section. Works have now commenced to install on a new bin storage chambers. 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-going meetings are taking place with residents and estate management concerning the general upkeep of the complex. A Painting Programme has commenced, which includes painting of internal walls in blocks and the railing outside of development.

### **Sheridan Place / Court**

Work continues on the demolition of the former Amharclann Centre. Environmental monitors have been installed and are functioning correctly. Barnmore 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, March 2023**

Housing Projects Office, Parnell Street, Dublin 1.

### **Housing Managers:**

**Marion Foran**

**Paul White**

No of anti-social complaints per 1997 act Drug related	10	0
No of anti-social complaints per 1997 act not Drug related	16	0
No. of Complaints		0
<b>Total Complaints</b>	<b>26</b>	<b>0</b>

No of anti-social Interviews per 1997 Act	<b>8</b>	0
No of other interviews	<b>2</b>	0
Total interviews	<b>10</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>25</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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**03<sup>rd</sup> April 2023**

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

#### **Mud Island Spring Fair:**

The Mud Island Spring Fair took place on the 25<sup>th</sup> and 26<sup>th</sup> March. The fair consisted of a wide range of stall selling crafts, food etc. There was also a wide range of entertainment provided by Ceoltóirí Cluain Tarbh, Dublin Youth Theatre and the imagination Playground. Newcomen Cottage, managed by the Area Office, was made available as a venue for the spring fair café. Over five hundred people visited the event.

Mud Island is in receipt of funding from the Tom Clarke Grant Fund and the Councillors Discretionary Fund.

The Mud Island Garden Group has also completed the construction of a new four hundred square foot green house with funding from the Tom Clarke Grant Fund.



#### **Richmond cottages:**

The Richmond Cottages Action Group have undertaken a series of enhancement projects for their area including the commissioning of two large murals. The latest project saw the installation of a garden area on a piece of derelict land.

This project was funded through the Councillor Discretionary Fund



#### **East Wall Community Centre Russell Avenue:**

The local resident's advisory committee for the Russell Avenue Community Centre has been reactivated and are supporting the work of the DCC staff based there. The Area Office has provided funding to support and enhanced activity camp over two weeks at Easter. Funding

and support has also been provided for a music themed camp for forty children under the direction of an up and coming musician, Lorna Meade.

### **The Five Lamps Arts Festival:**

This annual festival took place between the 13<sup>th</sup> April and March and 2<sup>nd</sup> of April and brought a wide range of arts activities including drama, exhibitions, concerts and workshops to the North Inner City.

The festival is in receipt of funding from a wide range of organisations including the Tom Clarke Bridge Fund, Dublin City Councils Community Grants Scheme, Dublin City Arts Office and the NEIC.

The Five Lamps Festival group are also involved in other collaborations with the Area Office including Northwall Festival Group and School Arts programmes.



### **World Autism Day @ Eastwall:**

This event was organised by the “Side by Side” a group dedicated to supporting families with Children on the Autistic Spectrum in the Eastwall / North Strand Area. The group is in receipt of ongoing support from the Community Section from the Central Area Office

The group arranged a family day for their members and friends and St Mary’s Youth Centre, Eastwall. Dublin fire brigade and staff from the Community Section were on hand to assist.

The event was part funded through the Councillors Discretionary Fund.



## **St Patricks Day @ Northwall**

The recently formed “Northwall Festival Committee” organised a St Patricks Day Parade on the 16<sup>th</sup> March. Local residents were joined by Masamba Samba School and the band of An Garda Síochana along with a cast of colourful characters. The festival committee is supported by the Area Community Section and DCC Recreation Serves along with locally based community organisations.

The festival committee is in receipt of funding from the Tom Clarke Bridge Fund and the Councillor Discretionary Fund.



## **Ongoing work**

The Central Area Community Development Team continue to meet with a wide range a community groups in the area on a daily basis.

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