

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

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

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

### **Choice Based Lettings**

The most recent round of Choice Based Lettings saw 14 one and two bedroom properties available 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). The process closed on the 7<sup>th</sup> April with 800 applications for the various properties. We are currently processing the applications and will begin allocating them in early May.



### **Brendan Behan Court**

The deep-cleaning and painting of the Community room has been completed. The blinds have been fitted and we are just awaiting furniture and user liability insurance and the premises will be back in use for the summer.

The cutting back of the maple tree has been completed and we are just awaiting the levelling off of the pavement to complete the job.



### **Foley Street Apartments:**

Following consultation between the Project Estate Officer and the residents a new steel security Door has been fitted to the entrance of the complex. A new doorframe has been

erected and new tiling has been laid at the entrance. The skirting board and architrave in the entrance hall have also been replaced.

**Gardiner Street:**

The Project Estate Officer is currently engaged with resident in relation to installing new bin chambers to facilitate the rolling out of Green and Brown bins later in the month.

**Gloucester Place:**

The mesh has been erected on the new railings between Gloucester Place and the Church. This will now allow the residents to mount trellises to which flowers and planters can be fixed as part of a green strategy for the cul de sac.

**Matt Talbot Court:**

The most recent Newsletter on the redevelopment of Matt Talbot Court was distributed to the residents and Councillors. The initial plan is for the decanting of Blocks 2 and 3 and we will be working in conjunction with the residents over the coming months in order to progress the process as smoothly as possible.

**Poole House:**

Graffiti on the 5<sup>th</sup> floor and in the children's playground has been removed.

Issues over waste collection caused by illegal parking were resolved following consultations between the Project Estate Officer, the Management Company, and the Residents.

**The Landings:**

Recently we were in discussions with a delegation of residents from The Dublin Landings in relation to maintenance issues, car parking, and community areas and activities within the greater Quayside Quarter development. Discussions were frank and while Dublin City Council has no direct influence on matters under the control of the developments management company we agreed to investigate the various issues. We have also suggested that they form an official community group in order to access funding for community activities for their complex.



**April 2023**

**ESTATE MANAGEMENT**

**Housing Manager:**

**Paul White**

No of anti-social complaints per 1997 act Drug related	17
No of anti-social complaints per 1997 act not Drug related	47
No. of other complaints	65
<b>Total Complaints</b>	<b>129</b>

No of anti-social Interviews per 1997 Act	14
No of other interviews	27
<b>Total interviews</b>	<b>41</b>

No of requests for mediation	0
No of complaints referred to the Central Unit for action	2
No of Tenancy Warnings issued	0
No of Excluding Orders issued	0
No of Section 20s	0

**Allocations:**

Housing (band 2&3)	0
Transfers (band 2&3)	0

Older Persons Housing (band 2&3)	0
Older Persons Transfers (band 2&3)	1
Medical & Welfare	1
Older Persons Medical & Welfare	0
Homeless/Housing First	0
Transfer /HAP	0
Fire/flood/Emg – Maintenance	0
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. The majority of units have been allocated at this stage.

### **Dominic Hall and Lower Dominick Street**

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

### **Upper Dominick Street**

There has been an issue with rat infestation in the complex. A contractor has now filled in entry points where rodents had gained access and installed rat repellent. The Housing Attendant Supervisor and staff have also completed a deep clean of the bin chambers and communal area. Estate Management continues to hold meeting with concerned residents. Pest Control (H.S.E) has also visited the site and laid bait.

### **Constitution Hill**

The redevelopment of Constitution Hill achieved Part 8 planning permission at the April 2023 Council meeting. This is a massive project milestone and has moved the project forward to tender stage.

The next step will be the commencement of a soft strip survey of Block 1 which will require vacant possession. This office is meeting regularly with the 5 remaining tenants to identify suitable accommodation as part of the decanting process.

Based on the results of the soft strip survey, the documentation required for the tendering process will be finalised as part of the pre-estimates costs sent to the DHLGH in the Stage 3 application.

It is anticipated following the necessary design, procurement and DHLGH approvals that a contractor will start Phase 1 in early Q1 2024 and complete in Q2 2025, while construction of Phase 2 will begin in Q3 2025 and complete in Q2 2027.

### **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 new bin storage chambers. On-going discussions between Estate Management and Residents as issues arise.

### **Hardwicke Street**

New communal doors are now being installed. The road between Rory O'Connor and Dermot O' Dwyer House has been cleaned. On-going meetings with Residents Committee and Estate Management take place every month.

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

Work on the community hall has been completed, it has been painted and various maintenance issues addressed. Works have commenced on the new bin chambers. Resurfacing of the car park in Block A&B will commence in May. Monthly meetings are on-going with members of the residents association to discuss all issues related to the complex.

### **Blackhall Queen Street Complex**

The communal area in Queen Street has been hot power washed this month. On-going discussions between Estate Management as issues arise

### **Wolfe Tone Close**

On-going meetings are taking place with residents and estate management concerning the general upkeep of the complex. The painting of internal and external walls and blocks is ongoing. The Community Section have installed plant boxes and two benches within the complex.

### **Sheridan Place / Court**

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

## Estate Management Housing Statistics, April 2023

Housing Projects Office, Parnell Street, Dublin 1.

Housing Managers:

Marion Foran

Paul White

No of anti-social complaints per 1997 act Drug related	15	0
No of anti-social complaints per 1997 act not Drug related	2	0
No. of Complaints		0
<b>Total Complaints</b>	<b>17</b>	<b>0</b>

No of anti-social Interviews per 1997 Act	3	0
No of other interviews		0
Total interviews	3	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	8	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>

**Marion Foran**

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

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

**Community Development Matters in the Central Area**

**Wolfe tone Close**

The Community Section continues to work with the Eastwall Men's Shed wood working division to produce garden furniture and plant boxes for use in the area.

We recently installed two garden benches in Wolfetone court. The new furniture was well received by the residents.

This project was funded through the Councillors Discretionary Fund



**Central Area Office Dog Fouling Campaign**

The Community Section is assisting in the Area wide anti dog fouling campaign.

Community groups and schools are assisting by installing dispenser units and ensuring that they are refilled as necessary

Pictured opposite is Aidan Mulhall from the East wall Men's Sheds gardening division who have fostered two dispensers on Church Road, Eastwall.



### **Community Clean up's**

The Community Section is assisting in the delivery / distribution of cleaning equipment to groups around the Central Area. The Section also distributed application form for the City Neighbourhoods Event and is encouraging groups and business's to engage with this competition

### **English language Classes for refugees**

The Community Section is assisting "Cross Cultural Conversations" to provide English language classes to one hundred and fifty refugees mainly from the Ukraine. This a newly formed group based in the North Strand / Eastwall / Ballybough areas There are fifty volunteers involved in this project and the classes take place in the Gateway Accommodation Centre in Eastwall. It is intended to increase open additional classes in new venues in the area in the near future

### **Ongoing work**

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

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