



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

Area Housing Report, April 2023

Cabra / Glasnevin/ NWIC

St Marys Place North/ Dorset Street Flats

St Marys Place has now been fully detenanted and it is projected that the middle block will be fully detenanted by Q3 2023. Housing Maintenance is currently undertaking an extensive scheme which involves securing and clearing out all empty units and blocking access to detenanted landings. It is planned that St.Mary's place will be completely blocked off and secured by the end of May. Consultations with remaining residents as well as site investigations and surveys are continuing.

St Bricin's Park

The Housing and Community Services Department is currently progressing the submission to the DHLG. It is projected that 10 new senior citizens units will be delivered onsite. A meeting will take place in May with all involved in the Project Team to discuss the progression of the tender and build.

O'Devaney Gardens

It is projected that all 56 social units will be occupied in Phase 1A by the end of May 2023 with a view to holding an official opening event soon after. Bartra have commenced enabling works for Phase 2 of the project, the mixed tenure build consisting of 1047 units, and road realignment works are due to commence this month at Montpelier Avenue. The O'Devaney Gardens Consultative Forum is meeting every 2/3 weeks with the next meeting due to take place in mid-May.

St Finbars Court

Townlink, the appointed contractor, took possession of the site on 24th April and it is estimated that the project will take 18 months to complete. Enabling and surveying works are progressing and continuous consultation will take place between the Project Manager, the contractor and residents in the surrounding area.

Bannow Road Site

It has been decided that an AHB will develop both social housing and cost rental on the site. More information will be available and consultation will be arranged by mid-2023.

Infirmary Road

The Infirmary Road development will consists of 38 units in total located in two blocks, with a mix of 1, 2 and 3 bed apartments and duplexes in both blocks. The development has received Part 8 approval to include the demolition of two buildings on site, which excludes the Married Quarters as there is a preservation order in place for this building. It is expected that work will commence onsite by the end of Q3 2023 subject to completion of tender process and final budget approval from Department of Housing, Planning and Local

Government. The project will have an estimated 18 month construction programme and consultation will be taking place with local residents over the coming months.

Area Housing Statistics for April 2023

Anti-Social Behaviour	April 2023	YTD
No of anti-social complaints per 1997 act Drug related	0	0
No of anti-social complaints per 1997 act not Drug related	3	11
No. of Complaints	16	64
Total Complaints	19	75
No of anti-social Interviews per 1997 Act	2	7
No of other interviews	16	33
Total interviews	18	40
No of requests for mediation	0	0
No of complaints referred to the Central Unit for action	1	2
No of Tenancy warnings issued	0	0
No of excluding orders issued	0	0
Allocations		
Housing (Band 2 & 3)	4	16
Transfers (Band 2 & 3)	3	9
Older Persons Housing (band 2 & 3)	2	7
Older Persons Transfers (band 2 & 3)	2	12
Medical and Welfare	1	13
Older persons medical and welfare	2	5
Transfer HAP	1	4
Fire/flood/Emg – Maintenance	0	1
Estate Management	0	3
RAS/HAP exit	1	2
Detenancing	3	16
Total Allocations Made	19	88

Claire Dempsey
A/Area Housing Manager – Cabra/Glasnevin
Ph: 01-222 7400
claire.dempsey@dublincity.ie