

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

**Meeting: 16<sup>th</sup> May 2023**

**Item No: 3**

**Finglas Area Office Report**

**Housing (1<sup>st</sup> April– 30<sup>th</sup>April)**

Estate Management

<b>Statistics</b>	<b>April</b>	<b>Year to Date</b>
<b>Complaints</b>		
No. Anti-Social Complaints per 1997 Act - drug related	0	9
No. Anti-Social Complaints per 1997 Act - not drug related	0	7
No. Other Complaints (nuisance)	13	83
No. Racial Harassment Complaints	0	0
<b>TOTAL</b>	<b>13</b>	<b>99</b>

<b>Interviews</b>		
No. Anti-Social Interviews per 1997 Act(Formal)	0	17
No. Other Interviews(Informal)	2	24
<b>TOTAL</b>	<b>2</b>	<b>41</b>

<b>No. Complaints Referred to Central Est. Mgt. Unit for Action</b>	<b>0</b>	<b>2</b>
No. Section 20 Evictions	0	1
No. Excluding Orders	0	0
<ul style="list-style-type: none"> <li>• Applied for by Tenant</li> </ul>	0	0
<ul style="list-style-type: none"> <li>• Applied for by DCC</li> </ul>	0	0
<ul style="list-style-type: none"> <li>• Granted in Court</li> </ul>	0	0
<ul style="list-style-type: none"> <li>• Refused / Failed in court</li> </ul>	0	0
<ul style="list-style-type: none"> <li>• Withdrawn</li> </ul>	0	0
No. Surrender of Tenancy due to Anti-Social Behaviour	0	0
No. Tenancy Warnings served	0	0
No. Abandonment Notice Served	0	0
No. Possession Orders requested	0	0
No. Possession Orders granted	0	0
No. Appeals / Judicial Reviews / Challenges	0	0
No. Warrants Executed (Evictions)	0	0
No. H/A of refusal / deferral to let due to Anti-Social Behaviour	0	2

<b>No. Requests for Mediation</b>	0	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>

Allocations

<b>Housing &amp; Apartments</b>			
<b>Category</b>	<b>Housing</b>	<b>Transfers</b>	<b>Choice Base Letting</b>
Bands 2 & 3	7	5	7
Medical	1	4	
Welfare			
Homeless	1		
Travellers	2		
Homeless HAP		3	2
De-tenanting			
Estate Management			
Maintenance Grounds			
Surrendering Larger			
Succession			
<b>Total</b>	<b>11</b>	<b>12</b>	<b>9</b>

**Senior Citizens**

<b>Senior Citizens</b>			
<b>Category</b>	<b>Housing</b>	<b>Transfers</b>	<b>Choice Base Letting</b>
Bands 2 & 3	3	1	
Medical			
Welfare			
Homeless	3		
Homeless HAP		1	
Travellers			
Estate Management		1	
De-tenanting			
Maintenance Grounds			
Surrendering Larger			
Financial Contribution			
Succession			
<b>Total</b>	<b>6</b>	<b>3</b>	<b>0</b>

Voids Report

<b>Vacant Housing Units (28 in total)</b>				
<b>Address</b>	<b>Type of unit</b>	<b>Date of vacancy</b>	<b>Status</b>	<b>Estimated Completion Date</b>
Ballygall Parade	2 bed maisonette	09/01/23	Ready, awaiting applicant from C.B.L	05/05/23
Barnamore Grove	3 bed house	18/04/23	To be appointed to contractor	
Barry Park	3 bed house	01/02/23	On offer	30/05/23
Cappagh Avenue	3 bed house	13/04/23	On offer	13/07/23
Cappagh Avenue	3 bed house	23/01/23	Ready, On offer	05/05/23
Cappagh Drive	2 bed maisonette	14/03/23	To be appointed to contractor	
Cappagh Drive	2 bed maisonette	20/10/22	Ready, awaiting applicant from C.B.L	05/05/2023
Cappagh Road	3 bed house	30/03/23	Structural issues	
Casement Drive	3 bed house	03/04/23	To be appointed to contractor	
Casement Drive	2 bed house	13/03/23	To be appointed to contractor	
Finglaswood Road	2 bed maisonette	06/01/23	On offer	04/05/23
Glasnevin Ave	3 bed house	24/04/23	To be appointed to contractor	
Ratoath Road	3 bed house	23/06/23	Legal Issues need to be address	02/05/23
St Pappins Road	3 bed house	19/01/23	On offer	27/06/23
Valeview Drive	3 bed house	10/02/23	Ready, On offer	03/05/23
Westwood Road	3 bed house	20/02/23	Issued to Contractor	27/06/23

<b>Vacant Housing Units (more than 4 months)</b>				
<b>Address</b>	<b>Type of unit</b>	<b>Date of vacancy</b>	<b>Status</b>	<b>Estimated Completion Date</b>
Abbotstown Drive	3 bed house	16/12/22	On offer	30/05/23
Barry Drive	3 bed house	26/06/22	On offer	01/06/23
Barry Drive	2 bed house	10/11/22	On offer	31/05/23
Casement Green	3 bed house	14/07/22	On offer	24/06/2023
Dunsink Drive	3 bed house	13/12/22	On offer	05/06/2023
Fairlawn Road	3 bed house	09/06/22	On offer	04/05/2023
Fairlawn Road	3 bed house	10/11/22	Advertised, C.B.L	31/05/2023
Finglas Park	3 bed house	23/8/22	On offer	30/06/2023
Finglaswood Road	2 bed maisonette	08/12/22	On offer	20/06/2023
Glasanaon Road	2 bed house	12/10/22	On offer	04/05/2023
McKelvey Ave	3 bed house	09/09/22	On offer	14/06/2023
McKelvey Ave	2 bed house	06/12/22	On offer	14/06/2023

<b>Vacant Senior Citizens Units (10 in total)</b>				
<b>Address</b>	<b>Type of unit</b>	<b>Date of vacancy</b>	<b>Status</b>	<b>Estimated Completion Date</b>
Brookville Court	1 bed unit	22/02/23	On offer	8/05/23
Deanstown Court	1 bed unit	06/04/23	Direct Labour	T.B.C
Glasanaon Court	1 bed unit	12/01/23	On offer	02/05/23
Glasaree Court	1 bed unit	14/03/23	Direct Labour	T.B.C
Mellowes Court	1 bed unit	24/03/23	Direct Labour	T.B.C
Mellowes Court	1 bed unit	09/01/23	On offer	01/08/23
Merville Court	1 bed unit	30/03/23	Direct Labour	T.B.C

Vacant Senior Citizen Units (more than 4 months)				
Address	Type of unit	Date of vacancy	Status	Estimated Completion Date
Mellowes Court	Bedsit	04/07/22	Direct Labour	T.B.C
Merville Court	1 bed unit	21/10/22	On offer	04/05/23
Merville Court	1 bed unit	13/12/22	On offer	04/05/23

### Choice Based Lettings

- The following dwellings were advertised through the above scheme.

Type of Dwelling	Location	Closing Date	No of applicants eligible	No of applicants not eligible
2 bed house	68 Cappagh Drive	12/05/23		
3 bed house	70 Fairlawn Road	12/05/23		
2 bed maisonette	79 Ballygall Parade	12/05/23		

### Rents Update

- The Finglas Area Office continues to offer rent assessment service for tenants living in the Finglas area.

Assessments	684
Applications for Permission to Reside	14
Refunds	6

### **General Matters**

#### New Finglas Library:

Dublin City Libraries will open a new branch library in Finglas on the Seamus Ennis Road this summer.

The library in Finglas Village Centre has served the community well over the last few decades and will close its doors on Saturday the 24th June at 5:00pm in preparation for the move to the new building.

The opening date of the new library will be advertised widely on social media in July, date to be confirmed.

### St. Margaret's Road/McKee Avenue:

The Finglas Luas extension proposes to realign the St. Margaret's Road/McKee Avenue junction and replace the roundabout with a signalised junction. In advance of the Luas works, the Active Travel Programme Office proposes to install pedestrian crossings on both the St. Margaret's Road southern arm and McKee Avenue arm of this junction. The pedestrian crossings will improve pedestrian safety until the Luas project is delivered. The detailed design and tendering for the St. Margaret's Road/McKee Avenue junction is planned to be completed in Q2/Q3 and a contractor appointed by the end of the year. This is subject to updated appraisal being approved and funding confirmed.

### Jamestown Road Roundabout:

The Active Travel Programme Office proposes to replace the Jamestown Road Roundabout with a signalised junction. The new arrangement will include pedestrian crossings on all sides to improve safety for pedestrians. The work will also include protected cycle lanes through the junction.

The preliminary design for this junction has been completed. The environmental screening reports, detailed design and Section 85 Agreement with Fingal County Council are expected to be completed this year. Construction is expected to begin in 2024 subject to funding approval.

### Finglas Employment Initiative:

The Local Area Office has initiated contact with all the major infrastructural investors in the Finglas Area with a view to providing employment opportunities to local people with regards to the LUAS and various other projects happening in the area.

This is in the initial stages and plans to develop courses for locals that are based on what potential employers require. It is anticipated that training will be funded by the CDET B as part of an Access to Work programme.

Project Managers and leaders from other local projects such as the local Partnership, Finglas Development Scheme, Jamestown Redevelopment, LUAS, CDET B and the Department of Social Protection will be invited to the next meeting to further the project.

### Ratoath Road Walking and Cycling Scheme:

This Scheme (which is part of the DCC 21 0028 Cabra to Blanchardstown route) will deliver 4.1km of protected cycle paths and improved pedestrian facilities linking the Navan Road to Cappagh Road via Ratoath Road. The scheme is to be delivered in two phases outlined below.

#### **Project 1: Ratoath Road – Interim / Rapid Build Scheme (Cabra Road to Cappagh Road)**

In 2022 the Active Travel Programme Office (ActPro) prepared preliminary designs for an interim scheme along the route using temporary kerbs and bollards. This scheme went to Public Consultation in December 2022/January 2023. However, following consultation with the NTA and reviewing the public consultation submissions the ActPro have determined that an extruded kerb, with infill asphalt backfill, one-way cycle lane on both sides of the road would be feasible and a preferable proposal. North of Rathvilly Road, the option will also include a new off-road cycle track on the large verges. Along the northern section of Ratoath Road between Dunsink Lane and Ratoath Avenue the road is too narrow and has very significant constraints. The cycle track along this 1km section will then transition into a "quietway" along Kilshane Road and Kilshane Drive.

DCC have recently received NTA approval to proceed to Phase 5: Detailed Design & Procurement to develop this scheme. This phase will begin shortly and will be completed in Q4. It is expected that Phase 6: Construction and Implementation, would start later in Q4 or Q1 2024.

**Project 2:** Ratoath Road between Dunsink Lane and Ratoath Avenue (1km approx.)

As noted above the assessment of the route has determined that the northern section of Ratoath Road between Dunsink Lane and Ratoath Avenue has very significant constraints. This section has a very narrow carriageway with no footpath provision. The provision of adequate pedestrian and cycling facilities will require road widening and therefore land acquisition on one or possibly both sides of the road.

Land acquisition is outside the scope of a rapid build active travel proposal. Design and construction of this section will form part of a separate design process which will run in parallel to the design of the Rapid Build scheme.

Finglas Village Improvement Scheme (Bus Priority):

This scheme, popularly known as the “5-Arm Junction Project”, is at design stage. ARUP Consulting Engineers were appointed in December 2020. The Active Travel team were aiming to go to non-statutory public consultation on the Finglas Village Improvement Scheme in March/April this year. Accordingly the proposals were submitted to the NTA for their approval to proceed to public consultation.

However on review, the NTA have requested that the options proposed be further evaluated. This is in line with new requirements for a Rapid Build Options Report to be submitted for all NTA funded active travel schemes, in Phase 2 – Concept Development & Options Selection. As this is a new requirement, it is difficult to predict how long this will take to produce, for the NTA to review and if the recommendations of the report will have an impact on the material that is presented at public consultation. A quotation for this work is currently being sought.

Wellmount Site:

Project is at the preliminary design stage. There are a number of technical surveys, environmental, site investigations, topographical etc. that will inform the preliminary sketch design. Once completed, a briefing with Councillors will occur followed by an online public information session in parallel with going to the Area Committee with a Pre Part 8 report for initiation.

Annunciation Church Site:

Dublin City Council, the HSE, the Dublin Archdiocese and the CDET B are developing plans to develop the site of the former Church of the Annunciation and Fergal’s Field. The plans include a new Primary Care Centre, a new housing development of approximately 100 older person’s accommodation units and sports facilities for the City of Dublin Education Training Board and local schools.

A planned new church and parish/pastoral centre on the site has already received planning permission which was sought by the Dublin Diocese. The HSE’s Primary Care Centre is currently at Preliminary Design Stage.

Further planning permissions will be sought once plans for the other elements have been completed.

### Jamestown Road Masterplan:

Following the Public Consultation held in the Finglas Civic Centre on Thursday and Friday the 13<sup>th</sup> and 14<sup>th</sup> April and given the interest and volume of comments it has been decided to extend the Public Consultation Process for the Draft Jamestown Masterplan up to 15<sup>th</sup> May.

### Kildonan Lands:

A number of procurement processes are underway to move this project forward. The Council is currently tendering for Civil and Structural Consultancy Services in order to complete the design phase. A number of surveys have been completed in recent months including Appropriate Assessment and Arborists surveys.

The zoning of the site recently changed due to the development plan and the tenure and phasing strategy had to be altered as a result.

A presentation to the local Area Committee will be arranged in the coming months.

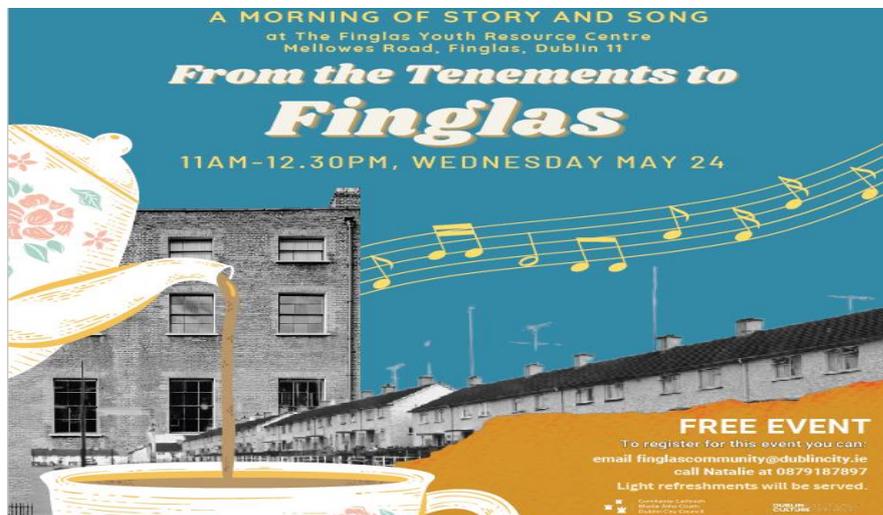
## **Community & Social Development**

### From the Tenements to Finglas

Dublin City Council in conjunction with Dublin Culture Company will host an event entitled "From the Tenements to Finglas" on Wednesday 24<sup>th</sup> May from 11.00am to 12.30pm in the Finglas Youth Resource Centre, Mellows Road.

Some years ago, Dublin Culture Company collected stories, songs and rhymes from Finglas residents that at some stage lived in a tenement building.

As part of the Bealtaine Festival Dublin City Council will be inviting the older residents to hear their stories, songs and rhymes once again.



### A Night at the Opera, Finglas:

Once again, The Finglas Area Office will host "A Night at The Opera.

The event will take place on Wednesday 21<sup>st</sup> June at 7.30pm in St. Canice's Church, Main Street, Finglas. The event is very popular with the local Community.

Tickets for the event will be €5.00 and all proceeds will go to the "Rising Voices Dementia Choir" which is based in Odens-Wood Day Care Centre.

### Plant Distribution

The Community & Social Development Section (CSDS) ordered a limited number of bedding plants and shrubs which will be evenly distributed among local environmental groups and resident associations.

Environmental groups and resident associations interested in enhancing their area and wish to avail of plants should contact Finglas Community Team.

By phone: (01) 2225424/ (01) 2225426

By email: [finglascommunity@dublincity.ie](mailto:finglascommunity@dublincity.ie) as soon as possible

**Only those community / resident groups who contact the section will be eligible for**

### Plants

Groups who avail of plants must use the plants to enhance their estates communal areas not private gardens. Photographs of enhanced areas are welcome.



### Finglas Summer Project Event.

The CSDS held an evening with all the Summer Projects in the Finglas Area to support and resource groups as they prepare for their Summer activities.

Finglas will have a total of 7 summer projects this year, meaning over 1,000 children aged between 6 and 12 will enjoy games, day trips, sports and art during the course of the programme.

Dublin City Council funds and resources Summer Projects, however the dedication and hard work of the many volunteers involved must be acknowledged.



### Seamus Ennis Events

To celebrate and acknowledge the life of Seamus Ennis. The Area Office arranged for local Uilleann Piper Niamh Longdale to visit a number of schools in the area.

The purpose of the programme is to give pupils a history of the Uilleann Pipes, how they work and to play a number of tunes.

At fifteen years of age Niamh Longdale is a great role model for local children.

The following schools participated in the programme, St Brigids, St. Kevins and Gaeilscoil Ui Earcain, St Cancies Boys & Girls schools and Scoil Chiarian.



On Wednesday 10<sup>th</sup> May, the CSDS held an event to celebrate the music and life of Seamus Ennis in Erin's Isle GAA Club which featured a number of local musicians.



### Better Finglas

The CSDS is actively supporting the “Better Finglas Programme”. Recently a gap in service provision was noted by the “Steering Committee of Better Finglas, the gaps related to the following:

- Resources for the PEEP’s programme in Baleskin Reception Centre, this relates to resource packs for participants, which would be needed for ongoing work.
- Resources for a book club for Parents & Children of refugees to encourage literacy and promote positive interaction between parents and children.
- Community Gardening Project, to encourage and support social inclusion.

The Finglas Area Office through Dublin City Council’s Social Inclusion Programme has secured funding to ensure that the above projects can go ahead.

**Pat Teehan**

**Area Manager-Finglas**