



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

July 2023

Housing Matters in the North East Inner City

Choice Based Lettings:

The current round of our Choice Based Lettings Scheme closes on the 30th June 2023. Properties include Ballybough House (2x2 bed, 2 x 1 bed); Charleville Mall (2 x 2 bed); Courtney Place (1 x 2 bed); Crinan Strand (2 x 2 bed); Gardiner Street Flats (1 x 1 bed); Poplar Row (1 x 2 bed); Shamrock Cottages (1 x 2 bed house); Spencer Dock (2 x 1 bed); William's Place (1 x 1). To date we have received applications 926 applications in total. Please see below for the breakdown

- | | |
|-------------------------|-----|
| • Ballybough House | 161 |
| • Charleville Mall | 74 |
| • Courtney Place | 39 |
| • Crinan Strand | 55 |
| • Gardiner Street Flats | 129 |
| • Poplar Row | 56 |
| • Shamrock Cottages | 95 |
| • Spencer Dock | 158 |
| • William's Place | 159 |



Avondale House:

Yellow Boxes have been re-painted in Avondale House to assist in the management of traffic and disposal of waste in the complex.

Fitzgibbon Court:

Contractors have been assigned to resurface the carpark at Fitzgibbon Court which has suffered from subsidence in recent years creating an uneven surface. Work will commence in the next couple of weeks

Foley Street Apartments:

The new security door has been fitted and the tiling outside the complex along the access ramp is nearing completion.

Special Letting:

98J Gardiner Street, currently a Special Letting, has been returned to our housing stock and is now available for letting. 43B Buckingham Street will replace it as a Special Lettings property.

Matt Talbot Court:

The latest newsletter (Volume 6 June 2023) regarding the redevelopment of Matt Talbot Court has been distributed to residents and local representatives. The planning process is progressing and will be on council agenda in July. The detenancing of Matt Talbot Court has now begun. The Area Housing Manager and Project Estate Officer are working closely with residents in order to achieve the detenancing of Matt Talbot Court as smoothly as possible.



Oriel Street Senior Citizens:

Following consultation with the residents the Liaison Officer has organised to have the green area at the rear of the complex cut. The Area Office in consultation with our Maintenance Division have arranged to have a caretaker make scheduled visits to the complex.

Summerhill/Sean O'Casey Avenue:

The painting programme of gates and railings, from Rutland Street to Patrick Heeney House, and across the road at Summerhill, is nearing completion with a positive response from the residents.

Ballybough Road

The external steps to the rear of the four houses 2a – 5a Ballybough Road are being resurfaced with a non-slip metal sheet.

Playground Maintenance

Housing maintenance are currently power-hosing and weeding all our playgrounds. Any maintenance issues for example broken surfaces will be repaired



June 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	25
No. of other complaints	57
Total Complaints	92

No of anti-social Interviews per 1997 Act	12
No of other interviews	16
Total interviews	28

No of requests for mediation	0
No of complaints referred to the Central Unit for action	3
No of Tenancy Warnings issued	0
No of Excluding Orders issued	0
No of Section 20s	0

Allocations:

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

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	0
Transfer /HAP	0
Fire/flood/Emg – Maintenance	0
Estate Management	0
Choice Based Lettings	2
RAS NTQ	0
Matt Talbot	3

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Housing Matters North West Inner City

Sean Foster Place

All the units in the complex have now been allocated. The official Launch will be organised in the near future.

Dominic Hall and Lower Dominick Street

One unit remains to be allocated. The steeling up of vacant units continues with two blocks fully secure and the last block should be secured imminently.

Upper Dominick Street

Rentokil continues to monitor the issue around rodents in the complex and has laid more bait and rat repellent. Estate Management continues to hold meeting with concerned residents.

Constitution Hill

The redevelopment of Constitution Hill achieved Part 8 planning permission at the April 2023 Council meeting. The next step will be the commencement of a soft strip survey of Block 1 which will require vacant possession. Meetings are regularly held with the remaining residents in Block 1 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. Delays to the commencement of the soft strip survey may result in a delay to the construction start date. 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.

Kevin Barry House

On-going discussions take place between Estate Management and Residents regarding the upkeep of the complex and addressing other issues as they arise.

Hardwicke Street

A statue is being erected in Dermot O Dwyer House. New doors designed and to be installed in the coming weeks. Ongoing meetings continue to be held with residents.

Saint Michans House

New Bin corrals in Blocks A & B are complete and works carried out in Blocks C to F should be completed in the next two weeks. Ongoing meeting continue to be held with residents.

Blackhall Queen Street Complex

Resurfacing of the playground area of The Little Star's Crèche will be carried out in the coming weeks.

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.

Sheridan Place / Court

Excavation work is ongoing on the site of the former Amharclan Centre at the rear of the complex. Ongoing discussions between Estate Management and Residents as issues arise.



Estate Management Housing Statistics, June 2023

Housing Managers: **Marion Foran** **Paul White**

No of anti-social complaints per 1997 act Drug related	13	0
No of anti-social complaints per 1997 act not Drug related	12	0
No. of Complaints		0
Total Complaints	25	0

No of anti-social Interviews per 1997 Act	0	0
No of other interviews	2	0
Total interviews	2	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	6	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

Senior Citizens

Bands 2 & 3	0	0
Medical	0	0
Welfare	0	0
Homeless	0	0
Travellers	0	0

Marion Foran

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Community Development Matters in the North Inner City

Hardwicke Street:

The Community Team from the Central Area Office have been working closely with the newly formed residents group in this complex. Contact is regular by correspondence, phone and in person. This is part of an overall drive by the Area Office to assist the group in reaching their goals.

To date the Community Section has completed the following:

- Provided funding for the purchase of Guitars, group insurance and a gazebo
- Worked alongside our colleagues in Crosscare to set up a summer project / youth club.
- Provided funding for the summer project to the value of €2,200
- Covered the costs of insurance for this project through Crosscare at an additional cost of €310
- Provided play equipment and festival bunting
- Provided clean up, gardening equipment and plants

Work is ongoing to completely revamp / replant seven planter units currently in place on Hardwicke Street and then relocate the units to new locations agreed with the committee. Funds are reserved for a Halloween Event that will be organised in consultation with the committee. The event will follow on from a similar successful event organised in 2022. The Area Office are liaising with our colleagues in Recreation Services in order to secure coordinated access to the Community Centre for this group.

Community Street Planter Programme:

The Area Office has installed additional planter units and upgraded existing units in the following location:

- | | |
|-----------------------|---|
| • Buckingham Street | Eight Units installed |
| • Summerhill | Three serviced units installed at the Health Clinic |
| • Ballybough | Three extra serviced units |
| • Parnell Street East | 12 units replanted |

St Michan's House:

The Residents Group from St Michan's House have received funding from the Councillors Discretionary Fund to purchase new blinds for their centre and to facilitate activities for their members

Wolfe Tone Close:

New Gardiner furniture and a memorial tree has been provided to this complex. The seating units and planter unit has built by the East wall Men's Shed

Hill Street International Fun Day:

Hill Street FRC is hosted an Intercultural family fun event on 29th June. This year's event focused on the theme of 'Celebration' with performances from various local Irish, Irish Chinese and intercultural dance groups, intercultural drummers, Capoeira performers, Clowns, a Puppeteer, a Magician, face painting, balloon modellers and a sports facilitator.

The event attracted in the region of nine hundred visitors. Special efforts have been made to encourage families living in temporary accommodation to attend.

This year the centres Intercultural Youth Leadership Group took the lead on organising the event.

This event was funded through the Councillors Discretionary Fund



Lourdes Taekwondo 50th Anniversary:

Lourdes Parish Tae Kwando Club celebrated their 50th anniversary on the 25th June at the Lourdes Parish Hall. This group receives substantial support from both the Area Office and the NEIC

The event include a demonstration by various member of the club and a performance by the Dublin Concert Band.

This celebration event was co funded through the through the Councillors Discretionary Fund.

Spencer Dock Family Fun Day:

SWAN Regional Youth Service held an International Family Fun Day on the afternoon of 28th June. The festival style event ran along the canal by Spencer Dock and was attended by two hundred people of all ages from the local community. The day consisted of water activities (boat trips and SUP boarding), a wellness area providing free massages for parents, a kiddies area with orienteering and other games, face painting, stilt walkers and a magician to entertain the crowds, a sensory truck for children with additional needs and music provided by SWAN staff and young people. Free food was available to all involved.

This event was funded through the Central Area Office budget.



Stoneybatter Festival:

The Area Office provided funding to the Stoneybatter Pride of Place Committee to produce the 2023 edition of their Festival.

A record number of people attended this three day festival and were treated to an extensive programme of activities including entertainment from the main stage, kiddies fun fare rides, art programmes, music sessions and exhibitions.



Wolfe tone Square Summer Series:

The Area Office has arranged for entertainment for this venue on Saturday Afternoons during July and August. Additional information will be provided through our social media outlets in advance of each week.



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council




North Inner City
ICSP18

WOLFE TONE SQUARE

Summer Saturdays - 12pm - 5pm

8 TH JULY	CODE OF BEHAVIOUR BRASS BAND	12pm	4pm	5pm
	MORRO 16 BRAZILIAN DRUMMING BAND	1pm	2pm	3pm
15 TH JULY	JITTERBUG JACKSON STREET THEATRE SHOW	12pm	4pm	5pm
	NEW BRASS KINGS	1pm	2pm	3pm
22 ND JULY	LITTLE GEM PUPPETS SHOW	12pm	3pm	
	THE LIBERTIES MAJORETTES	1pm	2pm	4pm
12 TH AUGUST	RUGS UKULELE BAND	12pm	2pm	4pm
	MORRO 16	1pm	3pm	5pm
19 TH AUGUST	CÓRUS CHOIR	12pm	2pm	4pm
	CODE OF BEHAVIOUR BRASS BAND	1pm	3pm	5pm
26 TH AUGUST	JITTERBUG JACKSON STREET THEATRE SHOW	12pm	1pm	4pm
	CODE OF BEHAVIOUR BRASS BAND	2pm	3pm	5pm

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Summer Events

The Area Office is assisting in the organisation of events during the July and August as follows

East wall family fun day @ Russel Avenue Playground
8th July from 12:30 – 1:30 Quiet Hour / 1:30 to 4:30 general admission

Kellie Harington Family Fun day @ Aldborough Pitch off Portland Row.
28th July from 1pm to 5pm.

Clonliffe and Croke Park Residents Family Fun Day @ The Barbra Ward Community Centre
27th August from 2.30 – 6.30

Ongoing work

The Community Development Team meet and assist a wide range of community groups in the north inner city on an ongoing basis.

Brian Mongey

Senior Community Officer

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