



Date: 17th July 2023

To: The chairperson and members of
North Central Area Committee

Meeting: 17th July 2023.

**Clontarf & Donaghmede LEA's AREA HOUSING OFFICE UPDATE FOR THE
JULY MEETING OF THE NORTH CENTRAL AREA COMMITTEE**

Estate Management Complaints July 2023

Anti-Social Statistics Clontarf & Donaghmede LEA's	Numbers
No. Anti-Social Complaints per 1997 Act - drug related	8
No. Anti-Social Complaints per 1997 Act - not drug related	15
No. Other Complaints (nuisance)	11
No. Individual Cases that complaints relate to	6
No. Racial Harassment Complaints	0
No. Anti-Social Interviews per 1997 Act	5
No. Other Interviews	2
No. Requests for Mediation	0
No. Complaints Referred to Central Estate Management Unit for Action	1
No. Live Case Files (at the end of month)	12
No. Case Files Closed	5
No. Section 20 Evictions	0
No. Excluding Orders	0
Applied for by tenant	0
Applied for by DCC	0
Granted in court	0
Refused/failed in court	0
Withdrawn	0
No. Surrender of Tenancy due to Anti-Social Behaviour	0
No. Tenancy Warnings served	1
No. Possession Orders requested	1

The following is a summary of the vacant units in the North Central Area (57 properties).

North Central Area

Property Type	No. Beds	No. Properties	Total
Apartment	1 bed	6	12
	2 bed	6	
House	2 bed	8	40
	3 bed	27	
	4 bed	5	
Senior Citizens	0 bed	4	5
	1 bed	1	

The units detailed above and listed below are currently being refurbished by Framework Contractors or by Direct Labour.

Vacant (Void) Property Refurbishments completed in 2023 (year to date)

North Central Area	
House	47
Apartment	22
Senior Citizens	66
Total	135

North Central					
Type	Location	Bedrooms	Vacant possession date	Status	Estimated completion date
House	ARDARA AVENUE	3	N/A	Awaiting Vacant possession	22/09/2023
House	BELCAMP AVENUE	2	N/A	Awaiting Vacant possession	15/09/2023
Apartment	BUNRATTY ROAD	1	N/A	Awaiting Vacant possession	08/09/2023
House	CLONSHAUGH GLEN	3	N/A	Awaiting Vacant possession	23/10/2023
House	MAGENTA HALL	3	N/A	Awaiting Vacant possession	23/10/2023
House	MARIGOLD CRESCENT	3	N/A	Awaiting Vacant possession	12/10/2023
House	MASK AVENUE	3	N/A	Awaiting Vacant possession	15/10/2023
House	MILLBROOK AVENUE	3	N/A	Awaiting Vacant possession	30/10/2023
House	MOATVIEW COURT	3	N/A	Awaiting Vacant possession	05/08/2023
House	NEWGROVE ESTATE	3	N/A	Awaiting Vacant possession	24/08/2023
Apartment	THE OAKWOOD	1	N/A	Awaiting Vacant possession	23/09/2023
Apartment	WEIR HOUSE, RICHMOND ROAD	2	N/A	Awaiting Vacant possession	23/10/2023

North Central					
Type	Location	Bedrooms	Vacant possession date	Status	Estimated completion date
House	APOLLO WAY	3	16/03/2023	Issued to Contractor	25/07/2023
HOUSE	BEAUVALE PARK	4	24/01/2023	Issued to Contractor	07/07/2023
House	BELCAMP AVENUE	4	27/09/2022	Issued to Contractor	13/07/2023
House	BRIAN BORU STREET	2	19/12/2022	Issued to Contractor	23/07/2023
House	BUTTERCUP PARK	3	11/12/2022	Issued to Contractor	08/07/2023
House	CASTLE ELMS	3	12/05/2023	Issued to Contractor	31/07/2023
House	CASTLEVIEW,ARTANE	3	09/12/2022	Issued to Contractor	15/07/2023
House	COLLINS PARK	3	19/06/2023	Issued to Contractor	20/08/2023
House	COLLINSWOOD	4	20/12/2022	Issued to Contractor	30/07/2023
Apartment	DARNDALE, BELCAMP VILLAGE	2	08/02/2023	Issued to Contractor	22/07/2023
House	DUNREE PARK	3	28/11/2022	Issued to Contractor	18/08/2023
House	EDENMORE AVENUE	3	12/05/2023	Issued to Contractor	12/09/2023
House	GLENTOW ROAD	2	28/02/2023	Issued to Contractor	30/07/2023
House	GLIN DRIVE	4	12/05/2023	Issued to Contractor	31/07/2023
Apartment	HOWTH JUNCTION COURT	2	08/05/2023	Issued to Contractor	10/07/2023
Senior Citizens	KILBARRON COURT	0	31/03/2023	Issued to Depot	07/07/2023
House	KILLESTER AVENUE	2	13/02/2023	Issued to Contractor	30/07/2023
Apartment	LARCH WOOD	1	16/12/2022	Issued to Contractor	30/07/2023
House	LEIN PARK	3	16/08/2022	Issued to Contractor	30/07/2023
House	LORCAN AVENUE	3	26/04/2023	Issued to Contractor	31/07/2023
HOUSE	MACROOM ROAD	4	13/02/2023	Issued to Contractor	30/07/2023
House	MARIGOLD PARK	3	20/12/2022	Issued to Contractor	10/07/2023
House	MARIGOLD ROAD	3	28/02/2023	Issued to Contractor	15/07/2023
House	MARYFIELD WOODS	3	16/03/2023	Issued to Contractor	24/07/2023
House	MILLBROOK AVENUE	3	08/05/2023	Issued to Contractor	30/09/2023
Senior Citizens	MOUNT DILLON COURT	0	23/01/2023	Issued to Contractor	15/07/2023

North Central					
Type	Location	Bedrooms	Vacant possession date	Status	Estimated completion date
Senior Citizens	MOUNT DILLON COURT	0	03/01/2023	Issued to Contractor	15/07/2023
House	MOUNT OLIVE ROAD	3	19/05/2023	Issued to Depot	31/08/2023
House	MOUNT OLIVE ROAD	2	09/10/2022	Issued to Contractor	30/07/2023
Apartment	ORCHARD WAY	1	27/09/2022	Issued to Contractor	25/08/2023
House	PRIMROSE GROVE	3	23/01/2023	Issued to Contractor	30/07/2023
House	PRIMROSE GROVE	3	21/05/2023	Issued to Contractor	21/09/2023
Senior Citizens	ROSEVALE COURT	0	29/05/2023	Issued to Depot	29/07/2023
Apartment	SAINT BERACH'S PLACE	2	30/05/2023	Issued to Contractor	12/09/2023
Apartment	SAINT BERACH'S PLACE	1	31/05/2023	Issued to Contractor	03/08/2023
Apartment	SAINT BERACH'S PLACE	2	03/04/2023	Issued to Contractor	25/08/2023
House	SAINT BRENDAN'S PARK	2	29/11/2022	Issued to Contractor	01/08/2023
Senior Citizens	SAINT JOHN'S COURT	1	29/05/2023	Issued to Depot	07/07/2023
House	SNOWDROP WALK	3	21/03/2023	Issued to Contractor	19/09/2023
House	SNOWDROP WALK	3	24/04/2023	Issued to Contractor	12/07/2023
House	THATCH ROAD	2	20/12/2022	Issued to Contractor	15/07/2023
Apartment	THE GREEN, LARCH HILL	2	25/03/2023	Issued to Contractor	15/07/2023
Apartment	THE ORCHARD	1	24/02/2023	Issued to Contractor	24/07/2023
House	TULIP COURT	3	03/04/2023	Issued to Contractor	14/07/2023
House	YELLOW ROAD	2	08/05/2023	Issued to Contractor	18/09/2023

Update on Voids List NCA Clontarf & Donaghmede LEAs

Address	Type of unit	LEA	Date of Vacant Possession	Estimated Completion date	Status under offer. Accepted
Collinswood	4 bed house	Clontarf	17/01/2022	12.06.2023	Under offer
Elm Road	4 bed House	Clontarf	17/08/2023	01/06/2023	Signed for 08.06.23
Lein Park	3 bed house	Clontarf	05/05/2022	24.06.2023	Under offer
Mount Olive Road	3 bed house	Donaghmede	09/10/2022	17/06/2023	Under offer
Mount Olive Road	3 Bed	Donaghmede	19/05/2023	Not assigned to a contractor yet -No completion date	Works order to be completed
Newgrove Estate	3 bed house	Donaghmede	12/03/2023	31/07/2023	Under offer
Millbrook Avenue	3 Bed	Donaghmede	08/05/2023	No completion date – looking to adapt this unit for wheelchair	Under offer
Millbrook Avenue	3 bed house	Donaghmede	23/04/2023	23/08/2023	Under offer
Dunree Park	3 bed house	Donaghmede	28/1/2022	12/06/2023	Under selections
Edenmore Avenue	3 bed house	Donaghmede	12/05/2023	12/09/2023	Under offer
Killester Avenue	2 bed house	Clontarf	13/02/2023	02/06/2023	Under offer
St Brendan's Park	2 bed house	Donaghmede	05/05/2022	Planning issues, No services in this unit	Works order to be completed
Brian Boru	2 bed house	Clontarf	20/11/2022	14/06/2023	Under offer
St Donagh's Road	3 bed house	Donaghmede	09/05/2023	20/07/2023	Signed for 13.06.23
Howth Junction	2 bed apartment	Donaghmede	08/05/2023	10/06/2023	Under offer
St Berach's Place	2 bed apartment x 2	Donaghmede	15/11/2022	Choice base lettings – advertised	Under review
St Berach's Place	2 bed wheelchair accessible apartment	Donaghmede	22/02/2023	12/09/2023	Under offer
The Orchard	1 bed apartment	Donaghmede	24/02/2023	25/08/2023	Under selections
Orchard Way	1 bed apartment	Donaghmede	15/09/2022	25/08/2023	Under offer

Vacant Senior Citizen Units

Address	Type of unit	LEA	Date of Vacant Possession	Estimated Completion date	Status Under Offer/ Accepted
18 Thorndale Court	Bedsit	Clontarf	16/02/2023	18/05/2023	Offer accepted 20.06.23
35 St John's Court	1 Bed	Clontarf	10/03/2023	17/06/2023	Under offer
4 Raheny Court	Bedsit	Donaghmede	17/01/2023	17/06/2023	Offer accepted 02.06.23
8 Raheny Court	Bedsit	Donaghmede	13/02/2023	17/06/2023	Offer accepted 14.06.23
26 Saint Brigid's Court	1 Bed	Donaghmede	10/03/2023	23/05/2023	Offer accepted 09.06.23
19 St Brigid's Court	Bedsit	Donaghmede	10/03/2023	23/05/2023	Offer accepted 09.06.23
29 Rosevale Court	Bedsit	Clontarf	02/05/2023	30/06/2023	With Depot
24 St Brigid's Court	Bedsit	Donaghmede	02/06/2023	30/06/2023	With Depot
35 St Brigid's Court	Bedsit	Donaghmede	26/06/2023	21/08/2023	With Depot
36 St Brigid's Court	Bedsit	Donaghmede	26/06/2023	21/08/2023	With Depot
8 St Brigid's Court	Bedsit	Donaghmede	21/06/2023	16/08/2023	With Depot

Update on St. Anne's Redevelopment

Geotechnical Survey

Grafton Architects have appointed sub- contractors Thomas Robinson, Hanmar Site Investigation Services to carry out a Geotechnical Survey in St Anne's Court - Details below.

- **Dates confirmed to start works** - 18th July - 25th July
- **Duration of works** - 2 weeks approx.
- **Hours of work** - 8am-6pm - They have advised that they will endeavour to keep loud works until the afternoon where possible and practical.
- **Expected noise levels** - This will be a noisy job unfortunately, however we have asked if there is any acoustic protection that can be added to the Harris fencing to reduce the overall noise levels.
- **Any obstruction to walkways or parking spots** -There will be temporary protection barriers around any works including Harris fencing and signage.
- **Traffic Management** - There will be some opening up of road surfaces and traffic management will be in place while these works are underway.
- **Communication** - Staff from Clontarf & Donaghmede LEA's Housing team will deliver a newsletter to all residents' advising them of the upcoming works, we will of course continue

visiting the residents' of St Anne's Court, keeping them updated on a regular basis, and addressing any issues the residents' may have.

St John's Court

We are happy to inform you that an agreement has been made with the Area Office and Housing Maintenance Department, for works to be carried out to upgrade and replace all front & back doors in St John's Court, senior citizens complex. It is hoped that these enhancement works will be completed by Q 4 of 2023.

Patrick Smith

Area Housing Manager, Dublin City Council

NCA Clontarf & Donaghmede LEA's

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