

To the Chairperson and Members of
The Central Area Committee

Area Housing Report August 2023

Cabra / Glasnevin/ NWIC

St Marys Place North/ Dorset Street Flats

St Marys Place has now been fully de-tenanted and it is projected that the remaining two blocks in Dorset Street will be fully vacated by Q3 2023. The Housing Office has secured all vacated dwellings. Housing Maintenance is currently undertaking an extensive scheme which involves decommissioning and clearing out all units and blocking access to de-tenanted landings. Palisade fencing of the site commenced on August 30th 2023, following completion of these works the CCTV cameras will be realigned for maximum coverage of the site. The Housing Delivery / Project Manager for this development is Eileen Martin – eileen.martin@dublincity.ie

Senior Citizen Complexes

A review of the senior citizen complexes will commence in the coming weeks to identify areas for improvement, CCTV, communal areas, lighting and general upgrades.

Priorities are as follows – Dominick Court, currently no CCTV and has open access to the complex. The recommendation is to install CCTV, controlled access gates and review of the lighting in and around the complex. PEO to arrange quotes for same.

O'Devaney Gardens

Bartra are continuing works on phase 2 of the development project consisting of 1047 units. We have been advised that the project timeline is on schedule. An emergency road closure in place from Monday 5th June for at least six months to allow these works to take place. The temporary residents-only parking facility remains in place, residents have complained of anti-social behaviour at this site, this has been raised with An Garda Síochana, CCTV footage requested to verify same, we will continue to monitor.

St Finbars Court

Townlink, the appointed contractor, commenced works in May and it is estimated that the project will take 18 months to complete. Enabling and excavation works are progressing. Consultation is ongoing with both DCC and Townlink. The contacts for this development are DCC Housing Delivery / Project Manager Aine Behan – aine.behan@dublincitycouncil.ie and Townlink onsite manager Kevin Kearney Tel: 087-3898569.

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. Project Estate Officer requested an update 30/8/23 from the Housing Delivery manager, awaiting response

Infirmary Road

The Infirmary Road development will consist 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.

CCTV

A full review of the CCTV coverage across the area will commence on Friday 31st of September:

DCC are meeting with the contracted security company who will be on-site to review the following:

- Number of cameras and locations across the area
- Review of what can be accessed from the Cabra/Glasnevin Housing Office
- Processes and time-frames for requesting footage
- Costings for upgrades / additional monitors / comms room

Housing Office Annamoe Terrace

With a view to re-opening the office and providing a public counter service a number of issues have been identified:

- Staff Resources – Assistant Staff Officer starting 5/09/23
- Adequate locking mechanisms for all offices
- Secure interview room with protective screen and two door access.

Civic Maintenance have reviewed the scope of the works and will quote for same: I would also look to upgrade the front of the office in due course.

Area Housing Statistics for 2023
Cabra / Glasnevin/ NWIC

Anti-Social Behaviour	Aug 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	18
No. of Complaints	26	102
Total Complaints	29	120
No of anti-social Interviews per 1997 Act	3	12
No of other interviews	26	63
Total interviews	29	75
No of requests for mediation	0	0
No of complaints referred to the Central Unit for action	0	2
No of Tenancy warnings issued	0	0
No of excluding orders issued	0	0
Allocations		
Housing (Band 2 & 3)	1	21
Transfers (Band 2 & 3)	1	11
Older Persons Housing (band 2 & 3)	2	11
Older Persons Transfers (band 2 & 3)	1	17
Medical and Welfare	1	15
Older persons medical and welfare	0	11
Transfer HAP	0	4
Fire/flood/Emg – Maintenance	1	1
Estate Management	0	3
RAS/HAP exit	0	2
De-tenanting	2	21
Total Allocations Made	9	118

Veronica Hand
Area Housing Manager
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CABRA / GLASNEVIN **Community and Social Development Report for the Cabra /Glasnevin area.**

Community Development:

An asset mapping exercise has started for the Cabra Area to facilitate new staff to engage with community groups, individuals and community activists. Community staff have conducted door to door engagement and listening conversations in targeted areas, to ascertain the residents hopes and aspirations for their immediate area and to the wider community. Several Community events have been planned with local input to reinvigorate those communities to connect people and relationship build towards a goal of active citizenship.

Community grants:

Several capacity building sessions were organised with older people and others struggling with the new online application forms. Our team ensured time was allocated for anyone that needed to come into the office also to help get the forms in on time. The community Teams will process the applications now for presentation to council.

Senior Citizens Complexes:

Significant efforts have been made to re-engage the residents in our Senior Citizens complexes in the Cabra Area. End of Summer Parties have been organised for two complexes. Music and food will be provided with an emphasis on connection and conversation. Details as follows:

Convent View Senior citizen's complex: 12th September @ 2.00pm in the community room

Dunard Senior citizen's complex: 15th September @ 2.00pm in the community room

We have also refurbished the Billiard table in Dunard Senior Citizens community room with a view to starting a mini billiard league. Practice has already begun. See photo below of residents enjoying the table again.



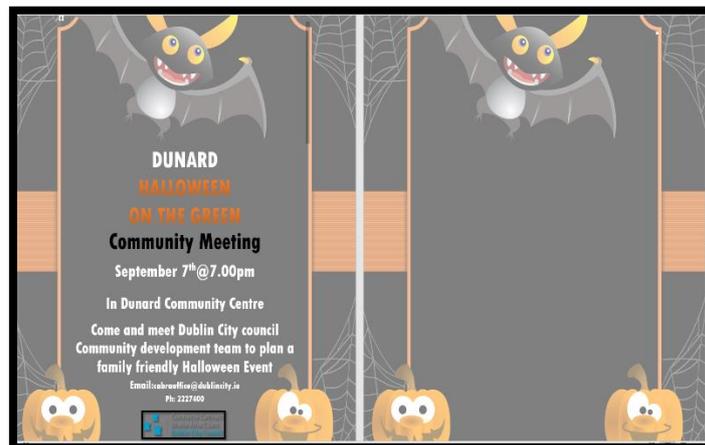
Halloween:

Dunard: We have had very good community engagement regarding a Halloween Event on the **31st of October from 4.00pm to 6.30pm** on the green. We have engaged many interested residents who will support the event on the day. We are planning a meeting with those residents on the **7th September @7.00pm** in the community centre to finalise details and the possibility of complimentary events to run in tandem.

Kilalla: We are planning a family friendly event here also on the **31st of October from 4.00pm to 6.30pm** on the Swale. We have had great community engagement here also and the residents would also like to be involved and are happy the Halloween event will go ahead.

Archetype Events Management will work with our team to deliver both events.

We have linked with Seán Walsh Public Domain Officer in both areas regarding bonfire material collection prior to both events and waste collection afterward as this is also an issue. We will also give out a dedicated phone number for collection for the residents in both areas. Community Gardaí will also support the proposed Halloween Events.



Festivals and Events:

Community development staff supported and financially assisted a number of festivals, street parties and get together for residents to re-establish community connection, capacity building and neighbourhood development. Environmental improvements with planting and summer flowers were also facilitated in many areas. This year has seen a significant increase in the number of festivals being held encouraging positive engagement and empowerment for the local community. See below:

O'Devaney Gardens Montpelier Gardens

06th August 2023

The Leinster Fleadh Cabra Parkside

08th July 2023

Naomh Fionn Barra's GAA Club

19th August 2023

"Gateway to the City" Festival (Dorset St.)

20th August 2023

Ashington Crescent	12th August 2023
Bohemian FC held a “Multi-cultural Day”	13th August 2023
Villa Park	01st July 2023
“Picnic in the Park” Drumcondra Triangle	26th August 2023
BLEND at Blessington Court Square	27th August 2023
Villa Park Resident’s Assoc. Summer Festival	27th August 2023



The Community Development Team will continue to develop community engagement, active citizenship and provide significant supports and capacity building for groups, residents, local organisations and community stakeholders. Community events and activities will also be organised, supported encouraged.

Mary Lynch
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