

To the Chairperson and Members of
The Central Area Committee

Housing Matters in the Central Area:
North East Inner City:

Alfie Byrne House:

The large Mimosa Tree on the Greenville Street side of Alfie Byrne House has been cut back. It had been growing dangerously close to the complex and blocking tenants light.

Avondale House:

Following consultation with the residents the green areas at the front and the back of Avondale House have been cut back by contractors. The strong growth of vegetation was inhibiting ground floor residents from opening their windows.

Fitzgibbon Court:

The resurfacing of the carpark is expected to be completed by mid-September.

Following requests from the tenants, railings with a gate are to be installed on the steps that lead down to the back laneway at the complex in order to restrict anti-social behaviour in the evenings and at weekends.

Choice Based Lettings:

The latest Choice Based Lettings competition has closed.

The last competition had a total 15 units advertised and received a total of 943 applications. 4 units are left and are currently under offer.

The Breakdown is as follows:

- 4 units in Ballybough House, 164 applications, 3 units have been allocated, 1 unit is under offer.
- 2 units in Charleville Mall, 78 applications, 1 unit has been allocated, 1 unit is under offer.
- 1 unit in Courtney Place, 40 applications, unit has been allocated.
- 2 units in Crinan Strand, 55 applications, 1 units has been allocated, 1 unit currently undergoing maintenance.
- 1 unit in Gardiner Street, 130 applications, unit has been allocated.
- 1 unit in Poplar Row, 57 applications, unit has been allocated.
- 1 unit in Shamrock Cottages, 97 applications, unit is under offer.
- 2 units in Spencer Dock, 160 applications, both units have been allocated.
- 1 unit in Williams Place Lower, 162 applications, unit has been allocated.

There will be a new Choice Based Lettings Competition in October.

Matt Talbot Court:

The Area Housing Manager and Project Estate Officer continue to work closely with residents in order to achieve the de-canting of Matt Talbot Court as smoothly as possible. 10 families have been rehoused to date and letters of comfort have been provided to those who have requested them. The Housing team will provide assistance with moving resident's belongings to their new homes on request.

Utilities are being decommissioned as each flat becomes vacant and unwanted items are being disposed of. Vacated units are then fully secured.

The main entrance doors at the complex have been fixed and the broken Perspex replaced.

O'Brian Hall:

As part of an ongoing programme the communal areas of O'Brien Hall will be power-hosed by the Maintenance Team from next week.

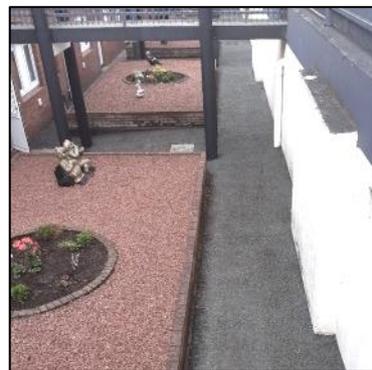
Following on from consultations with the residents a survey of windows at O'Brien Hall will commence on the 29th August in order to identify issues and defects. This will provide a pathway for planning maintenance work going forward.

Rutland Street School:

Following a number of reports about rat infestation in the properties surrounding Rutland Street School, Central Area Office Housing organized to have the perimeter of the site cleared of illegal dumping and also have the overall site baited.



Before



After

Summerhill Senior Citizens:

Contractors have power-washed the communal areas and removed weeds and moss which were a danger to residents using the area.

Playground Maintenance

Housing maintenance are currently power-hosing and weeding all our playgrounds. Any maintenance issues for example broken surfaces will be repaired. To date the playgrounds at Clarence St. North, Fitzgibbon Court, William St. North, Gardiner Street Flats, Courtney Place, Patrick Heaney Crescent, and Rutland Place have all been power hosed and weeded.

August 2023 stats

ESTATE MANAGEMENT

Housing Manager:

Paul White

No of anti-social complaints per 1997 act Drug related	14
No of anti-social complaints per 1997 act not Drug related	22
No. of other complaints	34
Total Complaints	70

No of anti-social Interviews per 1997 Act	9
No of other interviews	1
Total interviews	10

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)	1
Transfers (band 2&3)	0
Older Persons Housing (band 2&3)	0
Older Persons Transfers (band 2&3)	0
Medical & Welfare	0
Older Persons Medical & Welfare	0

Homeless/Housing First	0
Transfer /HAP	0
Fire/flood/Emg – Maintenance	0
Estate Management	0
Choice Based Lettings	8
RAS NTQ	0
Matt Talbot	2

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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.

Dominick Hall and Lower Dominick Street

One unit remains to be allocated. The steeling up of vacant units is complete and the blocks are fully secure. The official launch is planned for the 14th September.

Upper Dominick Street

The pest control programme is ongoing. There was a survey completed on the drains and rat traps have been installed. 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 the soft strip works in Block 1 which will start in approximately 6 weeks with partial possession of the Block. This office is meeting regularly 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 major clean-up was carried out in July and August which included a deep cleaning of the whole complex including the plaza, stairwells and surrounding areas.

The installation of the new communal doors is ongoing in Dermot O 'Dwyer House and once completed new doors will then be installed in Rory O'Connor House. Ongoing meetings are taking place with the new committee on issues that may arise within the complex.

Saint Michans House

Work on the bin corrals is complete in block A & B. Work is ongoing on the bin corrals in Block C to F. Ongoing meeting continue to be held with residents.

Blackhall Queen Street Complex

A contractor has been hired to remove weeds from the High Rise boulders in the complex.

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 Amharclann Centre at the rear of the complex. Ongoing discussions between Estate Management and Residents as issues arise.

Estate Management Housing Statistics, AUG 2023

Housing Managers:

Marion Foran

Paul White

No of anti-social complaints per 1997 act Drug related	30	0
No of anti-social complaints per 1997 act not Drug related	26	0
No. of Complaints		
Total Complaints	56	0

No of anti-social Interviews per 1997 Act	0	0
No of other interviews	11	0
Total interviews	11	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	18	0
Medical	0	0
Welfare	0	0
Homeless	6	0
Travellers	0	0
Succession	0	0
RAS/HAP	1	0
Fire/flood/Emg – Maintenance	0	0
Surrender Larger	0	0

Senior Citizens

Bands 2 & 3	15	0
Medical	0	0
Welfare	0	0
Homeless	6	0
Travellers	0	0

Voids

Long Term Maintenance	0	0
Contracts	0	0
Capital Projects	0	0

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**To the Chairperson and Members
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Community Development Section July / August 2023

Clonliffe & Croke Park Community Centre

This centre organised Summer Family Day Event on the 27th August. Despite the weather, they had a very positive response with at least 80 families from the community attending.

Activities included:-

- Disco
- Children's entertainer
- Raffle
- Hot food, drinks and ice cream

The Centre also ran a "Rock Camp" during July with forty children taking part from the area. The Camp was led by Lorna Meade and included song writing, costume making arts and crafts and performance.

Both the above activities were supported with funding from the Councillors Discretionary Fund.

The Yellow Flag Programme

This is a practice 8-step programme to guide schools in becoming more inclusive of all ethnicities, cultures and religions. It is the only innovative programme of its kind in Ireland to take a whole-school approach to tackling racism on both a social and institutional level.

The 8 steps of the whole-school framework are as follows:

Step 1: Getting Started

Step 2: Diversity Committee

Step 3: Intercultural Review (survey)

Step 4: Introduction to Intercultural Awareness CPD Workshop for teachers

Step 5: Action Plan

Step 6: Beyond the School Walls

Step 7: Classroom Work

Step 8: Diversity Code & Policy Review

The programme works with all cohorts of the school community - students, teachers and parents – to build intercultural understanding, while fostering connections with local Traveller, migrant and integration initiatives, to embed the school's efforts within the local community context.

Mount Carmel Girls Secondary School, Bolton Street, has been accepted into this programme and their participation will be supported with funding from the Central Area Office / Community Development budget.

Hardwicke Street Residents Association:

The Community Section continue to engage with this group. Assistance was provided to replant eight planter units and to reposition them in the central plaza area. Paint was also provided and the residents are looking after the units to a high standard.

Hill Street FRC:

This group hosted an Intercultural family fun event at the end of June. This year's event focused on the theme of 'Celebration' and was largely managed by the youth leadership group from the centre. Activities included performances from various local artists including Irish, Chinese and intercultural dance groups, intercultural drummers, Capoeira performers, Clowns, a Puppeteer and a Magician, Face painting and Balloon Modelling.

Approximately eight hundred people attended this event. A huge effort was made to include families living in hostel accommodation in the area.

This event received funding from the Councillors Discretionary Fund.

Ballybough Pride of Place:

This group continue to work hard to enhance their area. They are a well organised and dedicated group of volunteers who continue to make great strides in keeping their area clean. Their efforts have been hugely effective to date paying great dividend to the appearance of the main road through the area and adjoining side streets. The group host a weekly clean up and are engaged in planting and maintaining flowers in various areas. The group has received funding from the Councillors Discretionary Fund to help with the following

- Plants and shrubs for their planters positioned around the area.
- Purchase of additional tools.
- Purchase of timber for the replacement of damaged planters.

Summer Projects

The Central Area Office provide assistance for fifteen Summer Projects for young people throughout the area. All of the projects were well attended and successful.

The section also provide assistance from the Councillors Discretionary fund for summer programmes catering for older adults based at the Macro Centre, Lourdes Parish Centre and the Sean O'Casey Centre.

Upcoming community events

HOPE Fun Run
Culture Night @ Spencer Dock
Mud Island Harvest Fair

Saturday 16th September.
Friday 22nd September
Sunday 24th September

Ongoing work

The Community Development Team meet and assist a wide range of community groups in the North Inner City on an ongoing basis.

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