



To: The chairperson and members of
North Central Area Committee

Meeting: 16th October 2023.

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

Estate Management Complaints September 2023

Anti-Social Statistics Clontarf & Donaghmede LEA's	Numbers
No. Anti-Social Complaints per 1997 Act - drug related	10
No. Anti-Social Complaints per 1997 Act - not drug related	16
No. Other Complaints (nuisance)	9
No. Individual Cases that complaints relate to	8
No. Racial Harassment Complaints	0
No. Anti-Social Interviews per 1997 Act	8
No. Other Interviews	3
No. Requests for Mediation	0
No. Complaints Referred to Central Est. Mgt. Unit for Action	0
No. Live Case Files (at the end of month)	11
No. Case Files Closed	3
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Withdrawn	0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	0
No. Possession Orders requested	0

The following is a summary of the vacant units in the North Central Area (45 properties).

North Central Area

Property Type	No. Beds	No. Properties	Total
Apartment	1 bed	5	7
	2 bed	2	
House	2 bed	6	35
	3 bed	24	
	4 bed	5	
Senior Citizens	0 bed	2	3
	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
Apartment	ARDILAUN COURT	2	N/A	Awaiting Vacant possession	N/A
House	BELCAMP AVENUE	3	N/A	Awaiting Vacant possession	N/A
Apartment	BUNRATTY ROAD	1	N/A	Awaiting Vacant possession	N/A
House	CASTLE ELMS	3	N/A	Awaiting Vacant possession	N/A
House	COLLINS AVENUE	3	N/A	Awaiting Vacant possession	N/A
House	EDENMORE AVENUE	3	N/A	Awaiting Vacant possession	N/A
House	MARIGOLD CRESCENT	3	N/A	Awaiting Vacant possession	N/A
House	MOATVIEW AVENUE	2	N/A	Awaiting Vacant possession	N/A
House	MONTROSE CLOSE	4	N/A	Awaiting Vacant possession	N/A
House	NEWTOWN DRIVE	4	N/A	Awaiting Vacant possession	N/A
House	SNOWDROP WALK	3	N/A	Awaiting Vacant possession	N/A
House	ARDARA AVENUE	3	22/05/2023	Issued to Contractor	07/12/2023
House	BALLYSHANNON ROAD	4	13/09/2023	Issued to Contractor	20/12/2023
House	BEAUVALE PARK	4	24/02/2023	Issued to Contractor	15/10/2023
House	BELCAMP AVENUE	2	15/05/2023	Issued to Contractor	29/10/2023
House	BRIARFIELD ROAD	3	28/07/2023	Issued to Contractor	18/12/2023

North Central

Type	Location	Bedrooms	Vacant possession date	Status	Estimated Completion date
House	BUNRATTY ROAD	3	29/08/2023	Issued to Contractor	29/11/2023
House	CASTLE ELMS	3	12/05/2023	Issued to Contractor	15/10/2023
Senior Citizens	CLANCARTHY COURT	2	15/09/2023	Issued to Depot	04/12/2023
House	CLONSHAUGH GLEN	3	23/06/2023	Issued to Contractor	23/11/2023
House	COLLINS PARK	3	19/06/2023	Issued to Contractor	20/10/2023
House	COLLINSWOOD	4	20/05/2023	Issued to Contractor	03/11/2023
House	DUNREE PARK	3	28/11/2022	Issued to Contractor	15/10/2023
House	ELM MOUNT ROAD	3	27/07/2023	Issued to Contractor	18/12/2023
House	GLENTOW ROAD	2	28/02/2023	Issued to Contractor	30/10/2023
House	KILLESTER PARK	2	21/07/2023	Issued to Contractor	15/12/2023
Apartment	KILLESTER PARK	1	19/07/2023	Issued to Contractor	15/12/2023
Senior Citizens	LISMEEN GROVE	0	10/09/2023	Issued to Depot	06/12/2023
House	MAGENTA HALL	3	23/06/2023	Issued to Contractor	07/11/2023
House	MARIGOLD CRESCENT	3	12/06/2023	Issued to Contractor	12/10/2023
House	MARYFIELD WOODS	3	16/03/2023	Issued to Contractor	17/10/2023
House	MASK AVENUE	3	23/06/2023	Issued to Contractor	15/10/2023

North Central

Type	Location	Bedrooms	Vacant possession date	Status	Estimated Completion date
Apartment	MERCHAMP, CLONTARF	1	28/07/2023	Issued to Contractor	30/11/2023
House	MILLBROOK AVENUE	3	08/05/2023	Issued to Contractor	09/11/2023
House	MILLBROOK AVENUE	3	30/06/2023	Issued to Contractor	20/12/2023
House	PRIMROSE GROVE	3	21/05/2023	Issued to Contractor	21/11/2023
house	PRIMROSE GROVE	3	10/07/2023	Issued to Contractor	10/11/2023
Senior Citizens	ROSEVALE COURT	0	30/07/23	Issued to Depot	31/10/2023
Apartment	SAINT BERACHS PLACE	2	13/09/2023	Issued to Contractor	25/01/2024
Apartment	SAINT BERACHS PLACE	1	31/07/2023	Issued to Depot	15/10/2023
House	SAINT BRENDANS PARK	2	29/11/2022	Issued to Contractor	01/12/2023
House	SNOWDROP WALK	3	21/05/2023	Issued to Contractor	15/10/2023
House	TEMPLE VIEW CRESCENT	3	14/07/2023	Issued to Contractor	20/10/2023
Apartment	THE OAKWOOD	1	23/06/2023	Issued to Contractor	25/10/2023
House	YELLOW ROAD	2	08/05/2023	Issued to Contractor	18/10/2023

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	With Central Allocations
Newgrove Estate	3 bed house	Donaghmede	12/03/2023	31/07/2023	Signed for Sept 23
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	With Central Allocations
Edenmore Avenue	3 bed house	Donaghmede	12/05/2023	12/09/2023	Signed for Sept 23
Killester Park	2 bed house	Clontarf	21/07/2023	15/12/2023	Under offer
Killester Park	1 Bed house	Clontarf	12/06/2023	15/12/2023	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	Signed for Sept 23
Howth Junction	2 bed apartment	Donaghmede	08/05/2023	10/06/2023	Signed for Sept 23
St Berach's Place	2 bed apartment x 2	Donaghmede	15/11/2022	Choice base lettings – advertised	Signed for Sept 23
St Berach's Place	2 bed wheelchair accessible apartment	Donaghmede	22/02/2023	12/09/2023	Signed for Sept 23
Edenmore Avenue	3 bed house	Donaghmede	26/06/2023	15/09/2023	Under offer

Ardare Avenue	3 bed house	Donaghmede	22/05/2023	22/09/2023	Under offer
Briarfield Road	3 bed house	Donaghmede	28/07/2023	18/12/2023	Under Offer
Mount Olive Road	3 bed house	Donaghmede	19/05/2023	15/09/2023	Signed for Sept 23
Elm mount Road	3 bed house	Donaghmede	27/07/2023	18/12/2023	Under offer
65 Killester Avenue	2 bed house	Clontarf	10/07/2023	15/12/2023	Under selection
Killester Avenue	1 bed house	Clontarf	10/07/2023	15/12/2023	Under offer
Mask Avenue	3 bed house	Clontarf	23/06/2023	15/10/2023	Under offer
Templeview Crescent	3 bed house	Clontarf	14/07/2023	15/10/2023	Under offer
5B Garden House	2 bed apartment	Clontarf	23/02/2023	15/10/2023	Under offer

Vacant Senior Citizen Units

Address	Type of unit	LEA	Date of Vacant Possession	Estimated Completion date	Status Under Offer/ Accepted
35 St Brigid's Court	Bedsit	Donaghmede	26/06/2023	11/09/2023	Under offer
36 St Brigid's Court	Bedsit	Donaghmede	26/06/2023	11/09/2023	Under offer
8 St Brigid's Court	Bedsit	Donaghmede	21/06/2023	11/09/2023	Under offer
23 Rosevale Court	Bedsit	Clontarf	25/08/2023	20/10/2023	With depot
1 Clancarthy Court	2 bed	Clontarf	16/08/2023	25/10/2023	With depot
2 St Brigid's Court	Bedsit	Donaghmede	28/08/2023	30/10/2023	With depot
4 St John's Court	Bedsit	Clontarf	27/09/2023	29/11/2023	With depot
24 St Brigid's Court	Bedsit	Donaghmede	26/05/2023	22/09/2023	Signed for 29.09.23
10 Cherrymount Grove	1 Bed	Clontarf	03/08/2023	22/09/2023	Signed for 29.09.23
16 Clancarthy Court	1 Bed	Clontarf	14/06/2023	22/09/2023	Signed for 27.09.23

Update on St. Anne's Redevelopment

The Housing Delivery Project Manager is currently preparing the stage two application to the DHLGH for funding. This will be submitted on 6th of October.

The integrated design team are working on the planning application (179a exemption) which they will proceed with. Stage 2 funding has been granted for this.

The decanting strategy is going well with residents' preferences a priority for relocation. To date we have successfully moved 18 residents, all of whom have been given a letter of comfort, so if they so wish, they can return to St Anne's Court when the new development is completed.

Update on Millwood Court Fold Housing Project.

DCC initiated an "Extinguishment of the Public Right of Way" (EPROW) process over the summer months. This has now concluded with councillors voting in favour of the proposal to extinguish the right of way at the September NCAC.

Fold Housing circulated the timeline on 4th of October to all area councillors. However, please be advised that these dates and times are subject to change, as we await the finalisation of the land transfer.

Please see below an indicative timeline of how long the project will take.

Fold Housing - New Millwood Court – Indicative Construction Phase Programme

Expected Contract period 80 Weeks Tue 28/11/23 to Mon 09/06/25

Action/Milestone	Key Steps & Indicative Timelines and Dates
A. Contract prestart	Land transfer, Contract signing and Contractor appointment. Prestart Coordination meetings with Fold Housing, Design Team and Contractor Commencement notice, Submit AF2 and other Statutory Notices Duration expected - 6.4 wks. From Mon 16/10/23 to Tue 28/11/23
B. Site mobilisation	Start on site Enabling works and preparation of site compound Site Security and Hoarding set up Project Signage and Erection Statutory Notices Duration expected - 7.6 wks. From Tue 28/11/23 to Thu 01/02/24
C. Demolition Works	Soft strip of apartments internal Removal of asbestos material Decommission of existing services/ capping off Protection of trees to be retained, removal trees identified in arborist report Demolition works – Existing structures, foundations, site infrastructure Duration expected - 8 wks. Mon 18/12/23 Thu 22/02/24

D. Construction Phase Works	<p>Construction works - Superstructure to Blocks A, B, C, D, E, F</p> <ul style="list-style-type: none"> • Block A- Structure • Block B - Structure + staircore, lift • Block C- Structure • Block D- Structure + staircore, lift • Block E- Structure • Block F- Structure <p>External completions Internal completions and fit out</p> <ul style="list-style-type: none"> • Block A- 10 units • Block B- 8 units • Block C-16 units • Block D- 8 units • Block E- 10 units • Block F- Community Facility <p>Common areas Landscaping (hard and soft) works</p> <p>Duration expected - 67 wks. Fri 23/02/24 Thu 05/06/25</p>
A. Project Completion	<p>BCAR documentation and upload to Building Control Management System Safety file and handover documentation completion by contractor Testing, commissioning and sign-off of all services and installations Substantial completion and sign-off by Design Team & Building Control (DCC)</p> <p>Duration expected - 30 wks. Tue 12/11/24 Mon 09/06/25</p>
B. Defects Liability Period	<p>12 months from substantial completion 09.06.25 to 09.06.26</p>
C. Summary	<p>Total Project Duration (Construction Phase) - Duration expected 80 wks. from Tue 28/11/23 to Mon 09/06/25 Defects liability period 12 months following substantial completion of the works from 09.06.25 to 09.06.26</p>

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