

**The Chairman and Members of
North West Area Committee.**

Meeting: 17th October 2023

Item No: 3

Finglas Area Office Report

Housing (1st January – 30th September 2023)

Estate Management

Statistics 2023 - Finglas Area Office	
Complaints	YTD 2023
No. Anti-Social Complaints per 1997 Act - drug related	31
No. Anti-Social Complaints per 1997 Act - not drug related	34
No. Other Complaints (nuisance)	169
No. Racial Harassment Complaints	0
TOTAL	234

Interviews	
No. Anti-Social Interviews per 1997 Act(Formal)	42
No. Other Interviews(Informal)	101
TOTAL	143

No. Complaints Referred to Central Est. Mgt. Unit for Action	8
No. Section 20 Evictions	1
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• Withdrawn	0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. Abandonment Notice Served	0
No. Possession Orders requested	0
No. Possession Orders granted	0
No. Appeals / Judicial Reviews / Challenges	0
No. Warrants Executed (Evictions)	0
No. H/A of refusal / deferral to let due to Anti-Social Behaviour	3

No. Requests for Mediation	0
-----------------------------------	----------

Allocations

Housing & Apartments			
Category	Housing	Transfers	Choice Base Letting
Bands 2 & 3	16	8	15
De-tenanting	N/A	0	
Estate Management	N/A	0	
Homeless	4	N/A	1
Homeless HAP	N/A	6	3
Maintenance Grounds	N/A	1	
Medical	2	5	1
Surrendering Larger	N/A	2	1
Succession	0	0	
Travellers	3	0	1
Welfare	2	0	
Total	27	22	22

Senior Citizens			
Category	Housing	Transfers	Choice Base Letting
Bands 2 & 3	5	5	
Medical	0	2	
Welfare	1	0	
Homeless	6	N/A	
Homeless HAP	N/A	1	
Travellers	0	N/A	
Estate Management	N/A	1	
De-tenanting	N/A	0	
Maintenance Grounds	N/A	0	
Surrendering Larger	N/A	0	
Financial Contribution	0	N/A	
Succession	0	0	
Total	12	9	

Voids Report

Vacant Housing Units (18 in total)				
Address	Type of unit	Date of vacancy	Status	Estimated Completion Date
Ballygall Avenue	3 bed house	10/08/23	Appointed to contractor	T.B.C
Cardiffsbridge Ave	2 bed house	04/08/23	Appointed to contractor	Dec 23
Casement Close	3 bed house	18/07/23	Appointed to contractor	Nov 23
Finglaswood Rd	Maisonette	31/07/23	Appointed to contractor	Oct 23
Glenties Drive	3 bed house	11/07/23	Appointed to contractor	Oct 23
Kippure Park	4 bed house	21/09/23	Appointed to contractor	T.B.C
Plunkett Road	3 bed house	12/09/23	Appointed to contractor	T.B.C
Premier Square	2 bed apartment	11/08/23	Issues with property	T.B.C
Ratoath Drive	2 bed house	18/08/23	To be appointed to contractor	T.B.C
Ratoath Drive	2 bed house	18/08/23	To be appointed to contractor	T.B.C
Ratoath Drive	2 bed house	18/08/23	To be appointed to contractor	T.B.C
Wellmount Ave	3 bed house	07/09/23	To be appointed to contractor	T.B.C

Vacant Housing Units (more than 4 months)				
Address	Type of unit	Date of vacancy	Status	Estimated Completion Date
Berryfied Road	4 bed house	19/06/23	Appointed to contractor, issue with dwelling	Dec 23
Cappagh Road	3 bed house	30/03/23	Appointed to contractor	Oct 23
Casement Drive	3 bed house	03/04/23	Appointed to contractor	Sept 23
Casement Green	3 bed house	14/07/22	Assigned to applicant	Awaiting E.S.B
Finglas Park	3 bed house	23/08/22	Assigned to applicant	Awaiting E.S.B
Glasnevin Ave	3 bed house	24/04/23	Appointed to contractor	Sept 23

Vacant Senior Citizens Units (8 in total)				
Address	Type of unit	Date of vacancy	Status	Estimated Completion Date
Glasanaon Court	bedsit	03/08/23	Direct Labour	T.B.C
Glasanaon Court	bedsit	03/10/23	Direct Labour	T.B.C
Mellowes Court	bedsit	28/09/23	Direct Labour	T.B.C
Mellowes Court	1 bed	01/08/23	Direct Labour	Oct 23
Mellowes Court	Bungalow	28/07/23	Direct Labour	Oct 23

Vacant Senior Citizens Units (more than 4 months)				
Griffith Crescent	1 bed	02/05/23	Direct Labour	Ready to let
Mellowes Court	bedsit	28/06/23	On Offer	Ready to let
Merville Court	1 bed	30/06/23	On Offer	Ready to let

Rents Update

- The Finglas Area Office continues to offer rent assessment service for tenants living in the Finglas area.

Assessments	1,359
Applications for Permission to Reside	36
Refunds	14

General Matters

Finglas Employment Initiative:

The Local Area Office has initiated contact with all the major infrastructural investors in the Finglas Area with a view to providing employment opportunities to local people with regards to the LUAS and various other projects happening in the area. New members to include Colaiste Idé, The Finglas Training Centre which will add depth to the level of services to be offered under this project. All Post Primary Education Centres have been contacted with a view to engaging young people in training/education/third level courses to prepare for all employment opportunities that will occur as a result of investment in infrastructure, accommodation, education, business and retail.

The next meeting will take place on the 17th November 2023.

Finglas Business Association

The Local Area Office is contacting businesses in the Finglas Area with a view to creating an effective forum that encourages and supports local businesses to connect and engage in the economic and community enhancement of the Finglas Area.

Scribblestown

The Area Office initiated a mini competition from the Consultants Framework. There was no uptake from the contractors due to leave commitments and the short timeframe.

The Area Office has initiated a full tender competition and to that end has compiled all the relevant paperwork to proceed to the procurement process. End dates and evaluation process has yet to be finalised. However, it is expected that the process will be fully complete by the end of the year with survey start dates in mid-January.

All homeowners have been appraised of the taking in charge process and to that end were provided with relevant request form for completion. There has been a very slow response to date.

Berryfield

The Housing, Community and Public Domain Sections are working with the residents in Berryfield and the surrounding area with a view to alleviating some of the issues that have been identified by residents. Walls have been cleaned off and the Public Domain and Housing Teams have authorised a number of clean-ups.

Small Scale Works

Works under this scheme are continuing. Further works will be completed by the end of the year that will further enhance the Finglas area.

Neighbourhood Transport Scheme

Neighbourhood Transport Schemes are aimed at addressing the problems in residential areas affected by transport issues such as cut-through traffic, speeding and other dangerous issues.

The aim of the scheme is to allow for more walkable and calmer streets where the priority is given to pedestrians, cyclists and sustainable transport.

These schemes typically involve implementing filtered permeability measures (i.e. bollards and/or planters installed across the road) to reroute motorised traffic out of residential areas and onto the main roads. The schemes are initially installed for a 6 month trial period following public consultation and with the support of councillors. The effectiveness of the trial is evaluated during the trial which includes analysing traffic surveys and further public consultation. An evaluation report summarising the results is presented to councillors and councillors advise whether to install the scheme permanently or remove it.

The area around Willow Park Avenue/Grove was initially selected. However, having consulted with Local Councillors who provided some feedback from the local community, the scheme was withdrawn.

The Area Office will continue to work with the Neighbourhood Transport Engineer, Local Councillors and the community to seek suitable areas for improvement.

Teen Spaces

Funding has been sought for a second Teen Space in the Finglas South area. If successful, the Area Office will need to secure some additional funding in order to achieve the ideal space with relevant services to ensure what has been requested can be provided.

Preliminary investigation regarding costs, location etc are ongoing.

City Neighbourhood Awards

Congratulations to all involved and especially to Lakeglen who were overall winners. This is as a result of all the hard work by the communities with the support of our Public Domain

and Community & Social Development teams. The North West Area have every reason to be proud of these achievements.

Community & Social Development

St. Canices Photographic Exhibition:

Dublin City Council, Finglas Area Office in conjunction with Finglas Library launched an exhibition of photographs by Mr. John Sunderland. The exhibition focused on the development of St. Canice's Abbey & Graveyard. The exhibition will remain in the library for "History Month"

Dr James Curry gave a short talk on the development of the site over the years.



Film on Finglas "A Finglas Story"

Dublin City Council, Community & Social Development Section in conjunction with Declan Cassidy co-hosted an event entitled "A Finglas Event" in St. Canices Col on Thursday 14th September.

The 3 half hour Films looked at Finglas through its village years and into the growth of Finglas as its known today.

The attendees included many people who participated in the making of the series of films. "A Finglas Story" can be viewed on DCTV and YouTube.



Halloween 2023 “Finglas Fright Night”

Dublin City Council, Finglas Area office is currently putting the final touches to the annual “Finglas Fright Night, Halloween Festival”

The event will take place on Tuesday 31st October from 6.00pm to 9.00pm in Finglas Civic Centre, Mellows Road. Finglas Fright Night attractions includes music, dance, carnival rides, food stalls, fun & games.

The event requires the continuing support from local voluntary groups who play an invaluable part in the smooth running of the event. An Garda Síochána support the event on the night. The Community & Social Development Section is looking to hold a “sensory hour” for children on the autism spectrum between 5.00pm -6.00pm prior to opening the event to the general public.

Community Recognition Fund:

Dublin City Council, Finglas Area Office supported applications under the Community Recognition Fund in March 2023.

The following groups have received funding, through the scheme;

- €27,500.00 Finglas Youth Resource Centre, Solar Panels
- €1,717.00 Meeting Place Club, Equipment/Music
- €25,000.00 St.Canice’s Parochial Hall Disabled Toilets/Access

Dublin City Council, Finglas Area Office is working with the above groups to draw down their allocated funding.

Summer Project Volunteer Night:

Summer Projects play an important role in keeping young people active and safe over the summer months. The Summer Projects in Finglas can only happen thanks to the hard work and dedication of volunteers in the area.

Dublin City Council Community & Social Development Section with Cross-care will hold a night of celebration and thanks for the volunteers that make Summer Projects happen in the area. The event will be ticket only. Details of date/time and venue to be confirmed.

Meeting Place Club:

Dublin City Council Community & Social Development Section supported the Meeting Place Club during their recent corporate day.

Team members from Yahoo supported the Meeting Place Club by painting their space in the Scouts Den, Cardiffsbridge Road, Finglas on Friday 22nd September.

Participants from the Meeting Place Club provided the entertainment on the day.



Pat Teehan
Area Manager Finglas