

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

Meeting 21st November 2023

Item No: 3

Finglas Area Office Report

Housing (1st January – 31st October)

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	35
No. Other Complaints (nuisance)	184
No. Racial Harassment Complaints	1
TOTAL	251

Interviews	
No. Anti-Social Interviews per 1997 Act(Formal)	44
No. Other Interviews(Informal)	108
TOTAL	152

No. Complaints Referred to Central Est. Mgt. Unit for Action	14
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• Withdrawn	0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
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Allocations

Housing & Apartments			
Category	Housing	Transfers	Choice Base Letting
Bands 2 & 3	17	8	16
De-tenanting	N/A	0	
Estate Management	N/A	0	
Homeless	4	N/A	1
Homeless HAP	N/A	7	4
Maintenance Grounds	N/A	1	
Medical	2	5	1
Surrendering Larger	N/A	3	1
Succession	0	0	
Travellers	3	0	1
Welfare	4	0	
Total	30	24	24

Senior Citizens			
Category	Housing	Transfers	Choice Base Letting
Bands 2 & 3	5	5	
Medical	0	3	
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	10	

Voids Report

Vacant Housing Units (21 in total)				
Address	Type of unit	Date of vacancy	Status	Estimated Completion Date
Ballygall Avenue	3 bed house	10/08/23	Appointed to contractor	Feb 24
Ballygall Crescent	3 bed house	23/10/23	To be appointed to contractor	Feb 24
Ballygall Parade	2 bed maisonette	11/10/23	To be appointed to contractor	Feb 24
Barry Park	3 bed house	23/10/23	To be appointed to contractor	Feb 24
Cappagh Road	3 bed house	13/10/23	To be appointed to contractor	Feb 24
Cardiffsbridge Ave	2 bed house	04/08/23	Appointed to contractor	Dec 23
Casement Green	3 bed house	14/07/23	Appointed to contractor	Awaiting ESB
Dunsink Drive	3 bed house	26/10/23	To be appointed to contractor	Feb 24
Fairlawn Road	3 bed house	20/10/23	To be appointed to contractor	Feb 24
Heath Square	3 bed duplex	10/06/23	Issue with Insurance	T.B.C
Kilshane Road	3 bed house	25/10/23	To be appointed to contractor, issue with dwelling	T.B.C
Kippure Park	4 bed house	21/09/23	Appointed to contractor	Jan 24
Plunkett Road	3 bed house	12/09/23	Appointed to contractor	Jan 24
Premier Square	2 bed apartment	11/08/23	Issues with property	Dec 23
Ratoath Ave	2 bed house	12/10/23	To be appointed	T.B.C
Ratoath Drive	2 bed house	18/08/23	To be appointed to contractor	Feb 24
Ratoath Drive	2 bed house	18/08/23	To be appointed to contractor	Feb 24
Ratoath Drive	2 bed house	18/08/23	To be appointed to contractor	Feb 24
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
Casement Close	3 bed house	18/07/23	Appointed to contractor	R.T.L
Glasnevin Ave	3 bed house	24/04/23	Issue with the wrap around	T.B.C

Vacant Senior Citizens Units (9 in total)				
Address	Type of unit	Date of vacancy	Status	Estimated Completion Date
Glasanaon Court	bedsit	03/08/23	Direct Labour	Dec 23
Glasanaon Court	bedsit	03/10/23	Direct Labour	T.B.C
Kilshane Court	2 bed	11/10/23	Direct Labour	T.B.C
Mellowes Court	bedsit	13/10/23	Direct Labour	T.B.C
Mellowes Court	bedsit	28/09/23	Direct Labour	T.B.C
Mellowes Court	1 bed	28/07/23	Direct Labour	Nov 23
Mellowes Court	bungalow	28/07/23	Direct Labour	Nov 23

Vacant Senior Citizens Units (more than 4 months)				
Mellowes Court	bedsit	28/06/23	On Offer	R.T.L
Merville Court	1 bed	30/06/23	On Offer	R.T.L

Choice Based Lettings

- The following dwellings were advertised through the above scheme.

Type of Dwelling	Location	Closing Date	No of applicants eligible	No of applicants not eligible
3 bed apartment	Prospect Hill	3/11/2023	155	N/A
2 bed apartment	Prospect Hill	3/11/2023	388	N/A
1 bed apartment	Prospect Hill	3/11/2023	360	N/A

Rents Update

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

Assessments	1795
Applications for Permission to Reside	41
Refunds	21

General Matters

Kildonan Housing Project

A Topographical survey of Kildonan area is being conducted.

Further to a technical meeting held on the 6th of September, the City Architects followed up with the DHLGH to include an updated proposal to which 136 social housing units in Phase 1 and an additional 16 Tús Nua units. It is intended that 73 affordable units will be provided in Phase 2.

A scheduled technical meeting with the City Architects & DHLGH is to be held to review the updated proposal.

Barry Avenue Housing Project

The site have been approved by the Department of Housing, Local Government & Heritage for inclusion in the National Social Housing PPP Bundle 5.

The PPP Project Team presented an update to the North West Area Councillors members on site scale, density, progress to date & next steps in July of this year. The PPP Project Team commenced early engagement with the Area Office and stakeholders' due to the specific challenges that need to be considered in the context of the site strategy.

The programme for the PPP Bundle 5 sets out the initiation of planning in Q1 2024. The Area Office will co-ordinate a public information session in Q4 2023

Church of the Annunciation

DCC Report: The site has been approved by the Department of Housing, Local Government & Heritage for inclusion in the National Social Housing PPP Bundle 4. The PPP Project Team presented an update to the North West Area Councillors members on site scale, density, progress to date & next steps in July of this year.

The programme for the PPP Bundle 4 sets out the initiation of planning in Q1 2024. The Area Office will co-ordinate a public information session in Q4 2023

HSE Report: All land transfers have been completed. DCC and HSE legal departments currently progressing conveyance, contracts have been issued and pre-contract queries are being addressed. Plans are currently being finalised and are to be submitted to the Board for approval before publication.

Diocesan Report: Revised plans for reduced capacity facility currently being finalised. It is expected that once agreed plans will be resubmitted for approval in early 2024. DCC and local church representatives to engage regarding local usage of community facilities.

Mellowes Court Redevelopment

DCC City Architects are finalising their feasibility study for the redevelopment of this Older Persons Scheme. Once the study has been completed, a review of the options will take place, which will determine the best development option and delivery mechanism for the site.

Wellmount Road Housing Project

The site has been approved by the Department of Housing, Local Government & Heritage for inclusion in the National Social Housing PPP Bundle 4. The PPP Project Team commenced early engagement with the Area Office and stakeholders' due to the specific challenges that need to be considered in the context of the site strategy.

The PPP Project Team presented an update to the North West Area Councillors members on site scale, density, progress to date & next steps in July of this year. It is important to note that the number of units set out above remains indicative until detailed design has concluded. The tenure mix for the site will be social housing.

There are some key site specific technical surveys ongoing or will commence in Q3/Q4 2023 for this site.

- Landscape Survey for the Z9 zoning public open space
- Ecology – Winter Bird Survey
- Site Ground Investigations

The programme for the PPP Bundle 4 sets out the initiation of planning in Q1 2024. The Area Office will co-ordinate a public information session in Q4 2023, as agreed at our July meeting.

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.

A presentation regarding the inward investment and possible employment and training opportunities has been compiled which will be showcased to the local secondary schools in order to encourage participation in any new programmes that result from this initiative.

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. A presentation on the LUAS project will take place at the first meeting and further meetings will feature presentations on projects that are happening in the area. It is expected that the first breakfast meeting in January/February 2024.

Scribblestown

Full tender competition will be published on etenders in the next week or two. 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 January 2024 with survey start dates in mid-February.

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.

Prospect Hill

Completed. Building to be taken under management this month. Security to be provided by Housing Development through Management Company until ready for tenancing in January.

The Area Housing Manager is working toward tenanting the 58 units in early 2024 through Choice Based lettings.

Dunnes Stores/Wellmount

The Local Area Office has met with the Manager of the Cardiffsbridge Store and separately with residents from the Wellmount Park Area with a view to improving the local environment. Public Domain have cleared the weeds from the concrete areas and Dunnes have repainted the shop front and surrounding walls in an effort to improve appearances.

The Area Office has also contacted Dunnes Stores Head Office a number of times without reply. The Manager of the Local Dunnes Store is amenable to suggestions regarding the removal of the plinth wall at the rear of the shop facing Wellmount Park and a possible replacement with a mural of local significance. They are also amenable to planting the bases of the walls with a view to enhancing the area. However, such changes need to be addressed and agreed by their Head Office and their engagement so far has been non-existent.

The Local Area Office will continue to liaise with a view to securing Head Office approval and co-funding the project to completion.

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 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.

The Teen Space in Mellows Park will begin shortly and is due for completion by the end of the year.

Ratoath Road - Walking & Cycling Scheme

This Scheme (which is part of the DCC 21 0028 Cabra to Blanchardstown route) will deliver 4.1km of protected cycle paths and improved pedestrian facilities linking the Navan Road to Cappagh Road via Ratoath Road. An application has been made to the NTA Framework to award the contract for Project 1 and Project 2. That tender competition should be finished in a few weeks, with a consultant expected to be appointed by the end 2023.

Maisonettes

Green Areas around Maisonettes have been cleaned and planted. Gardens in disrepair to be cleaned and tenants to be made aware of their responsibilities for future care.

Finglas Village Improvement Scheme

Preparations are underway for the Finglas Village Improvement Scheme to go to public consultation in Q1 2024. Further updates on the consultation dates will be provided to elected members in due course and on the website dublincity.ie/activetravel.

Finglas to Killester Scheme

A DCC engineer has been assigned to deliver this active travel scheme. DCC's Active Travel Design Office will be working on this scheme once the consultant's appointment has been finalised and their team mobilised in Q1 2024.

Finglas Area Roundabouts

St Margaret's Road/McKee Avenue

The design for the toucan crossing at St Margaret's Rd/McKee Ave. has been revised and submitted to the NTA for review and approval to commence the tender process. The tender process would typically take 12 weeks to complete, followed by a 4 week construction period.

Jamestown Road Roundabout

Preliminary Design for the roundabout is complete. The programme for detailed design is 10 weeks, with a 12 week period for preparation of tender documents and completion of the tender process, followed by an estimated 16 week construction period. Funding availability is to be confirmed for this scheme to progress to construction.

Community & Social Development

Summer Project Volunteer Event:

The Finglas Community and Development Section and Crosscare are having a volunteer appreciation night for the summer projects. There are nine summer projects in Finglas The Den, St Josephs & St Kevin's summer project, Sunshiny days, Fuse Summer project, Scoil Chairan special needs, WFTA, Finglas youth resource centre and The Yard Summer project. They do a vast amount of work with volunteering their time and fundraising throughout the year for the younger generation in the Finglas Community. The night will held on the 23rd of November in the Tolka Rovers Football Club at 7.00pm with entertainment and dinner for all volunteers.

Dick McKee Memorial Event:

The annual Dick McKee Commemoration Event on Saturday 18th November at 1pm on Finglas Main Street is organised by a committee made up of The Finglas Historical Society, Finglas Tidy Towns and Dublin City Council. Invitations are extended to the Local Representatives DCC Officials, An Garda Siochana, the local Clergy and is open to the wider Finglas Community. This is the 103 year anniversary of the death of General Mc Kee and Volunteer Conor Clune. It is very well attended each year and the tri-colour flag is raised accompanied by the Piper to add to the ceremony and refreshments are also provided by the organisers.

Christmas Tree Lighting:

The Christmas Tree Lighting Event on the 4th December at 5pm at the Civic Centre, Mellows Road is being organised by the Community Development and Public Domain Staff and instead of an artificial Christmas tree the existing tree will be decorated with lights for the Christmas Season. Santa Claus will be attending, community groups and volunteers will be participating to make this a very special event for all the Finglas Community.

Pat Teehan

Area Manager Finglas

