



**To the Chairperson and Members
Of the Central Area Committee**

December 2023

Housing Matters in the North East Inner City

Choice Based Lettings:

The recent CBL competition closed on the 10th November, The breakdown of applicants is as follows:

Property Type	Address	Size	No of Applicants
Apartment	27 Kenmare House	2 Bed.	89
Apartment	47 Avondale House	1 Bed.	159
Apartment	47 O'Brien Hall	1 Bed.	174
Apartment	16b Liberty House	1 Bed.	145
Apartment	50 Fitzgibbon Court	2 Bed.	85
Apartment	98h Gardiner Street	1 Bed.	139
House	35 Ferryman's Crossing	1 Bed.	184
Apartment	16 James Larkin	3 Bed.	38

We are currently awaiting on final checks before formal offers are made to successful candidates. It is expected that the properties will be allocated by the second week of December.



Spencer Place

The CBL competition for the new complex at Spencer Place is now up and running. This is a new development in the Docklands area consisting of 33 units (22 x 2 bed, and 11 x 1 bed). This is the first CBL competition to be run by the Central Area Office using the new online portal application system. While final figures are unavailable at the time of writing the numbers applying for the properties have been brisk. The Competition also includes properties in Ballybough House (4 units), and Liberty House (2 units). The Competition for all three locations closes on the 1st December.



Summerhill/Sean O'Casey Avenue

The lighting of the Christmas tree at Summerhill took place on 27th November with Kellie Harrington, P.J. Gallagher, and Santa in attendance to perform the ceremony. The event utilised the specially designed sleeve erected earlier this year as part of the overall precinct improvement project of the area as a permanent placement for the annual Christmas tree. Organized by the housing office in conjunction with the Community Section a large crowd was present and over 500 selection boxes were distributed by Santa and his team to local children. Entertainment was provided by Arkin's Dance Academy.



Temple House:

New Grab-rails have been installed at the entrance to Temple House flats to facilitate older residents with mobility issues following consultation with the Project Estate Officer. The initial response from residents has been most positive.

November 2023 stats

ESTATE MANAGEMENT

Housing Manager:

Paul White

No of anti-social complaints per 1997 act Drug related	7
No of anti-social complaints per 1997 act not Drug related	36
No. of other complaints	37
Total Complaints	80

No of anti-social Interviews per 1997 Act	12
No of other interviews	16
Total interviews	28

No of requests for mediation	0
No of complaints referred to the Central Unit for action	5
No of Tenancy Warnings issued	0
No of Excluding Orders issued	0
No of Section 20s	0

Allocations:

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

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

Paul White
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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 launch is still to be confirmed. Works to erect hoarding around the complex is ongoing and is due for completion in January 2024. Regular discussions are being held with residents in the area regarding any issues that arise.

Upper Dominick Street

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 project proposal is for a mixture of deep retrofit, amalgamation and infill of the three existing housing blocks and for the provision of new housing blocks on the site.

The project will be completed in two phases.

Phase 1 - involves the amalgamation and redevelopment of the northern housing block (block nearest to Broadstone depot) and a new apartment block on the northern end of the site. A multi-use childcare space will be provided as part of Phase 1.

Phase 2 - will provide for the redevelopment of the two other housing blocks, along with a new apartment block to the south of the site and a row of mews houses along the boundary wall at the rear of the site.

The new scheme will provide 100% social housing, with a mix of one, two and three bedroom homes. A soft strip survey of Block 1 commenced onsite at the end of October and this will provide relevant information required for the tendering process. A project update newsletter was issued to all residents and local councillors in early October.

It is anticipated following the necessary design, procurement and DHLGH approvals that a contractor will start Phase 1 in 2024 and complete in Q4 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.

New security doors are currently in the process of being installed.

Hardwicke Street

The tree pruning programme which commenced in October on the Plaza Area has now been completed. The painting programme is in progress. It is estimated that it will take one year to complete this extensive project. Work carried out to supply electricity to the Plaza Area is ongoing. Construction of the bin chambers is ongoing.

A Christmas tree lighting event will be held on the 6th of December. A carol service will also take place on the same evening.

Saint Michan's House

Ongoing meetings continue to be held with residents. Works are ongoing in the complex in relation to the pest control issue. Resurfacing of Blocks A&B is scheduled for early December.

Blackhall Queen Street Complex

The removal of abandoned vehicles in the complex is ongoing.

Wolfe Tone Close

Works on the entrance gate are due to commence shortly. On-going meetings are taking place with residents and estate management concerning the general upkeep of the complex.

Sheridan Place / Court

Excavation work is ongoing on the site of the former Amharclan Centre at the rear of the complex. Ongoing discussions between Estate Management and Residents as issues arise. New security doors have been installed in both blocks and keys have been issued to the residents. New gate operating system to be installed in the carpark.

Chancery House

Ongoing discussion with residents addressing issues in the complex.

Estate Management Housing Statistics, November 2023

Housing Managers:

Marion Foran

Paul White

No of anti-social complaints per 1997 act Drug related	15	0
No of anti-social complaints per 1997 act not Drug related	9	0
No. of Complaints		
Total Complaints	24	0

No of anti-social Interviews per 1997 Act	3	0
No of other interviews	4	0
Total interviews	7	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	1	0

Bands 2 & 3	3	0
Medical	0	0
Welfare	0	0
Homeless	0	0
Travellers	0	0
Succession	0	0
RAS/HAP	0	0
Fire/flood/Emg – Maintenance	0	0
Surrender Larger	0	0

Senior Citizens

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

Voids

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

Marion Foran
Area Housing Manager – North West Inner City
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**Community Development Section
Area Committee Report December 2023**

Lourdes Day Care Centre

The Community Team requested the East Wall Men's Shed to build two benches for the Lourdes Day Care Centre. In addition to this Nancy Bluebells Coffee dock received a bench and some lighting on the trees surrounding the premises this is a new local business in the area.



**Hillstreet Resource Centre
Greening Support**

New planter boxes were provided to the Hillstreet community centre, these were made by the East Wall Men's Shed.

Some of the boxes will be used to grow vegetables with the children.



Christmas Tree lighting

The Central Area Office organised “lighting up” event for the Christmas tree at Summerhill. Locals living in Summerhill, Sean O Casey Ave, Matt Talbot Court, and other surrounding areas joined us on the evening to celebrate Kelly Harrington & PJ Gallagher turning on the lights, Santa also visited the event with selection boxes for all the children. A show from the Arkins Dance Academy was enjoyed by all.

The event was successful and demonstrated the positive community spirit in the north inner city.



Mindfulness

The community development team coordinated the setting up of a mindfulness/meditation project running for 6 weeks in Mud Island Cottage.

It was set up to promote and encourage mental wellbeing with locals learning basic skills to allow them to develop the practice themselves.

This practice helps reduce all types of anxiety symptoms including physical, cognitive and emotional. It involves breathing methods guided imagery and other practices to relax the body and mind and help reduce stress. Feedback from the participants has been positive

Ongoing community engagement

The staff of the Community Section continue to meet and support groups and organisations throughout the area on a daily basis

The community team supported some of the residents in Brendan Behan Court with setting up a residents committee. We will continue to work with this group on a regular basis with the aim to capacity build with them.

Some residents from North William St flats met with the community team and are being supported in the process of setting up a community group.

Older Peoples Council

The Community Development team have engaged some representative from the area to participate in an older people's council. Older People's Councils are representative groups of older people who work together and with key state and voluntary agencies to make Ireland a better place in which to grow old. The first meeting is scheduled to take place in December.

Finally Brian Mongey retired from Dublin City Council on November 17th after 40 years service. We want to thank Brian for everything he did in the community and all his service to Dublin City Council we all wish him a very happy retirement.

Sharon Griffin
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