

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

**Meeting: 12<sup>th</sup> December 2023**

**Item No: 3**

**Finglas Area Office Report**

**Housing (1<sup>st</sup> October– 30<sup>th</sup> November 2023)**

Estate Management

<b>Statistics 2023 - Finglas Area Office</b>	
<b>Complaints</b>	<b>YTD 2023</b>
No. Anti-Social Complaints per 1997 Act - drug related	32
No. Anti-Social Complaints per 1997 Act - not drug related	35
No. Other Complaints (nuisance)	204
No. Racial Harassment Complaints	1
<b>TOTAL</b>	<b>272</b>

<b>Interviews</b>	
No. Anti-Social Interviews per 1997 Act (Formal)	45
No. Other Interviews(Informal)	119
<b>TOTAL</b>	<b>164</b>

<b>No. Complaints Referred to Central Est. Mgt. Unit for Action</b>	<b>14</b>
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• Withdrawn	0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

<b>No. Requests for Mediation</b>	<b>0</b>
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Allocations

<b>Housing &amp; Apartments</b>			
<b>Category</b>	<b>Housing</b>	<b>Transfers</b>	<b>Choice Base Letting</b>
Bands 2 & 3	18	9	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	2	
Medical	2	5	1
Surrendering Larger	N/A	3	1
Succession	0	0	
Travellers	3	0	1
Welfare	4	0	
<b>Total</b>	<b>31</b>	<b>26</b>	<b>24</b>

<b>Senior Citizens</b>			
<b>Category</b>	<b>Housing</b>	<b>Transfers</b>	<b>Choice Base Letting</b>
Bands 2 & 3	6	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	
<b>Total</b>	<b>13</b>	<b>10</b>	

Voids Report

<b>Vacant Housing Units (24 in total)</b>				
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	T.B.C
Ballygall Parade	2 bed maisonette	11/10/23	To be appointed to contractor	T.B.C
Barry Park	3 bed house	23/10/23	To be appointed to contractor	T.B.C
Cappagh Road	3 bed house	13/10/23	To be appointed to contractor	T.B.C
Cardiffsbridge Avenue	2 bed house	04/08/23	Appointed to contractor	R.T.L
Casement Green	3 bed house	14/07/23	Appointed to contractor	Awaiting ESB
Cloonlara Road	3 bed House	27/11/23	To be appointed to contractor	T.B.C
Collins Place	2 bed	10/11/23	To be appointed to contractor	T.B.C
Dunsink Drive	3 bed house	26/10/23	To be appointed to contractor	T.B.C
Fairlawn Road	3 bed house	20/10/23	To be appointed to contractor	T.B.C
Finglaswood Road	2 bed maisonette	10/11/23	To be appointed to contractor	T.B.C
Glasnevin Avenue	3 bed house	21/11/23	To be appointed to contractor	T.B.C
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	3 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	R.T.L
Ratoath Avenue	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 Avenue	4 bed house	07/09/23	To be appointed to contractor	T.B.C

<b>Vacant Housing Units (more than 4 months)</b>				
Address	Type of unit	Date of vacancy	Status	Estimated Completion Date
Glasnevin Avenue	3 bed house	24/04/23	Issue with the wrap around	T.B.C

<b>Vacant Senior Citizens Units (11 in total)</b>				
Address	Type of unit	Date of vacancy	Status	Estimated Completion Date
Brookville Court	1 bed	17/11/23	Direct Labour	T.B.C
Glasanaon Court	bedsit	03/08/23	Direct Labour	Dec 23
Glasanaon Court	bedsit	16/10/23	Direct Labour	T.B.C
Griffith Crescent	1 bed	13/11/23	Direct Labour	T.B.C
Kildonan Court	1 bed	23/11/23	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

<b>Vacant Senior Citizens Units (more than 4 months)</b>				
Mellowes Court	bedsit	28/06/23	On Offer	R.T.L
Mellowes Court	1 bed	28/07/23	Direct Labour	Nov 23
Mellowes Court	bungalow	28/07/23	Direct Labour	Nov 23

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
15+15A+15B	Ratoath Drive	08/11/23	Not processed yet	
5+14+18	Mellowes Court	08/11/23	Not processed yet	

#### Rents Update

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

Assessments	1940
Applications for Permission to Reside	46
Refunds	25

### **General Matters**

#### Church of the Annunciation

Consultation held in the WFTA Hall on Tuesday 28<sup>th</sup> November 2023 from 4pm to 6pm. The consultation also included the Wellmount Project.

The consultation regarding the church site was generally favourable especially when it was explained in the context of a bigger plan by other agencies to deliver a church, primary care centre, community facilities and sports facilities.

The consultation on the Wellmount site was not as positive with a number of people totally against any development of the site. However, some people were cautiously optimistic for improved environment in the locality with extra lighting, play facilities and housing.

#### Finglas Employment & Training Working Group:

The group has changed its name to reflect what its aims and objectives are and what it is hoped to achieve. Membership is to be increased next year with the addition of a schools guidance counsellor's representative.

A road map of development of projects into the area is to be compiled to showcase potential employment opportunities.

A sub group has been formed to identify what training is available to the different employee groups in the area.

It is hoped to have a showcase event around March to inform potential employees and employers what assistance is being made available.

#### Finglas Business Association

The Local Area Office is now working with the North West Area Partnership to further this project.

#### Scribblestown

Full tender competition will be published on etenders subject to finalising with Procurement. Dates have had to be extended to facilitate. Will advise when completed.

#### Prospect Hill

Building has been taken under management. Security has been provided by Housing Development through Management Company over the Christmas period.

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

## Teen Spaces

The Teen Space in Mellows Park is due to start this week for completion by the end of the year.

Finally, thanks to you all for your support during the year. Your kind comments towards the staff at various times were very gratefully received.

## **Community & Social Development**

### Summer Project Volunteer Appreciation Night:

Dublin City Council, Finglas Area Offices supports seven Summer Projects in the area; the Summer Projects are as follows:

- The Den Summer Project
- Rivermount Summer Project
- St. Josephs & St. Kevin Summer Project
- Sunshiny Days Summer Project
- Fuse Summer Project
- Scoil Chiaráin Special Needs Summer Project,
- WFTRA Summer Project
- The Yard Summer Project
- Finglas Youth Resource Centre Summer project.

Dublin City Council Finglas Community & Development Section, Crosscare and Dublin Northwest Area Partnership held a summer project appreciation night for the volunteers in Tolka Rovers FC hall on Thursday 23rd November.

The night was arranged to thank community volunteers for all their hard work and commitment in giving over 1,000 children from the Finglas Area a positive and wonderful experience during the summer months





### Richard McKee Commemoration Event:

Dublin City Council, Finglas Area Office Supported the annual Richard McKee Commemoration Event which took place on Saturday 18<sup>th</sup> November 2023 at 1.00pm on Main Street, Finglas.

The event was organised by Finglas Historical Society, Finglas Tidy Towns, Finglas Historical Society & Dublin Brigade Irish Volunteer History Group. The event was attended by local representatives, DCC Officials, An Garda Síochána, local Clergy and the wider Finglas Community.

A number of wreaths were laid at the Richard McKee monument.

The event marked the 103<sup>rd</sup> anniversary of the death of General McKee and Volunteer Clune.



### Finglas Community Knitting Groups:

Dublin City Council, Finglas Area Office, Community & Social Development Section supported two knitting groups in the Finglas area joined forces to produce 70 Elf's on the Shelf for a group of children with disabilities in the area.

The two groups Brookville Knitting & Crochet Club and Stiches Bitches came together over 2 months ago to start the project. The woman range in age from 40 to 80 and they completed

their task in the last two weeks. The children received their special “Elf” on Monday 4<sup>th</sup> December at the Finglas Christmas Tree Lighting Ceremony. Many thanks to the two groups for their generosity and for thinking of those with disabilities within the community



### Christmas tree Lighting Ceremony:

Dublin City Council, Finglas Area Office Annual Christmas Tree lighting ceremony took place on Monday 4<sup>th</sup> December at Finglas Civic Centre, Mellows Road.

The Meeting Place Arch Club provided the musical entertainment on the night.

Finglas Tidy Towns provided a selection of cakes and sweets.

Hot Chocolate, Face Painting, Balloon Making and “Disney Characters” added to the event.

The star of the show of course was the man himself “Santa Claus”

Many Thanks to all those that made the event possible.





**Meeting Place Club Santa Event:**

Dublin City Council Supported “The Meeting Place Club’s” Annual Christmas Party.

The event took place in WFTRA Hall on Mellows Road, Finglas on Friday 1<sup>st</sup> December at 5.00pm. The event was held for club members, their families and their friends. As usual all participants enjoyed the event.

The event is very important in the Meeting Place calendar as it gives participants, family and friends the opportunity to meet up in a relaxed atmosphere.

The event featured a sensory hour, a disco and a visit by Santa and Mrs. Claus.



**Local Economic & Community Plan 2023-2028 Workshops:**

Local Economic Community Plan 2023-2024

Dublin City Council is currently working on a new LECP (2023-2028) to support local and community development, promote and support economic development in Dublin City.

Two consultation sessions took place on Monday 27<sup>th</sup> morning and evening to facilitate community participation in the planning process. The Community Development Team arranged for community representatives from the Finglas Area to attend. The individuals who took part provided informed opinions from first-hand experience on the topics discussed: Climate & Biodiversity, Health & Wellbeing, Housing & Place making, Community Development & Enhancement and Economic Development.

The information and insight provided by communities at the workshops is a valuable contribution to the development of the new LECP. The feedback from the participants was that they were glad they took part and got a lot from the process.

The groups and organisations representing the Finglas area included Finglas Tidy Towns, FSN, The Meeting House Club, St Canices Court Residents Association & Finglas Men's Shed.

Further consultation on the LECP plan will take place in January 2024.



Pat Teehan  
**Area Manager Finglas**