



March 2024

To the Chairperson and Members  
Of the Central Area Committee

**Housing Matters North Inner City**

**Spencer Place Car Parking Competition:**

The Project Estate Officer has invited residents to submit their documents in order to be included in the draw for the six spaces available. It is expected that the six car park spaces will be allocated by mid-March.

**The Recent CBL Competitions:**

The competitions closed on the 16<sup>th</sup> February and the applications are now being processed pending being allocated. The following tables show the breakdown of applications for each property available.

Property Type	Address	Size	No. of Units	No of Applicants
Apartment	Ballybough House	2 Bed.	1	99
Apartment	Ballybough House	1 Bed.	2	185
Apartment	North Great Clarence Street	2 Bed.	1	107
Apartment	Courtney Place	2 Bed.	1	96
Apartment	Courtney Place	1 Bed	2	179
Cottage	Ferryman's Crossing	1 Bed	1	216
House	Summerhill Place	2 Bed	1	137

**Senior Citizens Accommodation CBL Competitions:**

Property Type	Address	Size	No. of Units	No of Applicants
Apartment	Ballybough Court	Bedsit.	1	17

Apartment	Brendan Behan Court	Bedsit.	1	18
Apartment	Summerhill Court	Bedsit.	1	14
Apartment	Saint Mary's Court	Bedsit.	1	14



**Early Bonfire Materials:**

Recently a significant stash of 75 tyres was discovered at a lock-up in Ballybough House during routine inspections. The Project Estate Officer arranged to have them removed and have the site secured.

**Courtney Place:**

CAO Housing Staff have been working with the area Housing Maintenance Team to develop a plan of action to address the recent rodent Infestation at Courtney Place.

- Sewer channels at the front of the building have all been sealed.
- Down pipes have been extended from the building and sealed.
- A redundant TV distribution pillar has been re-concreted to prevent rodents nesting.
- The open joint at the Railway Embankment has been sealed.
- All ground-floor units are been sealed.

**Drones:**

Recently an aerial survey of 18 complexes was undertaken by the Housing Office in order to produce high definition “photo-maps” of the inner precinct of each complex. The project was undertaken with ongoing precinct improvement plans in mind in order to provide a basis for meaningful engagement with residents as each project comes on-stream.

All flights were carried out in compliance with European Union Regulation 2019/947 as administered in Ireland by the Irish Aviation Authority, and with permissions from all relevant Authorities within the flight areas.

**Spencer Dock:**

Following consultation with the residents we are arranging to have the public areas of the 5 blocks at Spencer Dock deep cleaned.

**Water Issues:**

During a recent issue with the water supply to Liberty House and O'Brien Hall the Housing Team arranged for an emergency delivery of bottled water and housing staff assisted in the distribution around the complexes. They also arranged free passes to the Sean McDermott Street Swimming Pool so that tenants of both complexes could use the facilities if required.

**Feb 2024 stats**

**ESTATE MANAGEMENT**

**Housing Manager:**

**Paul White**

No of anti-social complaints per 1997 act Drug related	5
No of anti-social complaints per 1997 act not Drug related	32
No. of other complaints	47
<b>Total Complaints</b>	<b>84</b>

No of anti-social Interviews per 1997 Act	11
No of other interviews	17
<b>Total interviews</b>	<b>28</b>

No of requests for mediation	0
No of complaints referred to the Central Unit for action	2
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)	0
Older Persons Housing (band 2&3)	0
Older Persons Transfers (band 2&3)	0
Medical & Welfare	0
Older Persons Medical & Welfare	0

Homeless/Housing First	0
Transfer /HAP	0
Fire/flood/Emg – Maintenance	0
Estate Management	0
Choice Based Lettings	2
Downsizing	0
RAS NTQ	0

**Paul White**  
**Area Housing Manager North Inner City**  
[paul.white@dublincity.ie](mailto:paul.white@dublincity.ie)

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

**Housing Matters North West Inner City**

**Dominic Hall and Lower Dominick Street**

Works to erect hoarding around Dominic Street Lower are now complete. Regular discussions are being held with residents in the area regarding any issues that arise. The date of the launch is yet to be confirmed.

**Upper Dominick Street**

Estate Management continues to hold meetings 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.

There is ongoing consultation with the residents to update them on the progress of the project.

A soft strip survey of Block 1 has completed onsite. The results of these works will provide relevant information required for the tendering process. The next step is to submit the Stage 3 application to the Department of Housing, Local Government and Heritage for approval to go to tender to appoint a contractor to Phase 1

**Kevin Barry House**

New security doors have now been installed and keys will be issued to residents in the coming weeks. Locks will then be installed and activated. Ongoing discussions take place between

Estate Management and residents regarding the upkeep of the complex and any other issues as they arise.

### **Hardwicke Street**

The fitting of communal doors in blocks have been completed. New Vehicular gates are being installed at present. Painting programme is ongoing

Meetings with residents committee continue on a regular basis to discuss issues in the complex.

### **Saint Michans House**

Ongoing meetings continue to be held with residents. Works are ongoing in the complex in relation to the pest control issue.

### **Blackhall Queen Street Complex**

Painting of gates/railings at the front of the complex ie Queen Street, Blackhall Street is completed. A number of cars and vans have been removed from the complex.

### **Wolfe Tone Close**

Upgrade works on the pedestrian gates are to commence shortly. Ongoing meetings take place with residents and estate management concerning the general upkeep of the complex.

### **Sheridan Place / Court**

Ongoing discussions with estate management and residents as issues arise. New security doors are now complete. New gate operating system has been installed in the carpark and is fully activated.

### **Chancery House**

Ongoing discussions with residents addressing issues in the complex.

## Estate Management Housing Statistics, February 2024

### Housing Manager:

Marion Foran

No of anti-social complaints per 1997 act Drug related	15
No of anti-social complaints per 1997 act not Drug related	14
No. of Complaints	
<b>Total Complaints</b>	<b>31</b>

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

No of requests for mediation	0
No of complaints referred to the Central Unit for action	1
No of Section 20 Evictions	0

Bands 2 & 3	3
Medical	0
Welfare	0
Homeless	1
Travellers	0
Succession	0
RAS/HAP	0
Fire/flood/Emg – Maintenance	0
Surrender Larger	0

### Senior Citizens

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

### Voids

<b>Long Term Maintenance</b>	<b>0</b>
<b>Contracts</b>	<b>0</b>
<b>Capital Projects</b>	<b>0</b>

**Marion Foran**  
Area Housing Manager – North West Inner City  
[marion.foran@dublincity.ie](mailto:marion.foran@dublincity.ie)



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

**Community and Social Development Report North Inner City**

**Community Events**

**Lunar New Year Festival @ Hill Street:**

The Area Office assisted with event management preparations for the Lunar New Year Festival that took place on Hill Street on Sunday 11<sup>th</sup> February. The festival was organised by the Hill Street Family Resource Centre. This organisation receives considerable ongoing support from Dublin City Council.

**Dominick Street**

Following a meeting with residents the Central Area Community Team arranged a coffee morning in Dominick Street community centre for all of the residents in Dominic Street to give the community a space to come together. The morning was a success and we hope to hold one again later in the year.

**Swan Youth Service**

Valentine's day intergenerational dinner. Swan Youth Service held a dinner for some older people in the community, the dinner was served by the young people that attend Swan Youth Service, there was bingo and prizes on the day. This event was supported by Dublin City Council

**Older Persons Council**

The first meeting took place on February 16<sup>th</sup> for the formation of an Older Persons Council in the central area. This incorporated volunteers for both North Inner City and Cabra /Glasnevin area.

**St Patrick's Day Parade @ North wall**

The North wall Festival Committee is organising a St Patricks Day Parade that will take place on the 15<sup>th</sup> March

**Environmental-**

**Mud Island**

Mud Island Community Garden were nominated for the LAMA awards which took place on February 17<sup>th</sup>.

## Bayview

Planter boxes made by East Wall Men's shed have been installed and old damaged planter boxes were taken away on Bayview Avenue with the support of the Community Development Team.

## Barbara Ward Centre

Planter barrels were upgraded in the Barbara Ward Centre with the support of the Community Development Team.

## Ongoing work

The Central Area Community Development Team continue to meet and support with a wide range a community groups in the area on an ongoing basis.

## Photos

Lunar Festival:



Valentine's Dinner with Swan Youth Services:



**Sharon Griffin**  
**Senior Community & Social Development Officer**  
[sharon.griffin@dublincity.ie](mailto:sharon.griffin@dublincity.ie)