

April 2024

To the Chairperson and Members  
Of the Central Area Committee

### **Housing Matters North Inner City**

#### **Choice Based Letting Competitions:**

Five of the properties from the last CBL competition have been occupied. We are currently awaiting the completion of snagging and the availability of keys to complete the allocation process of the nine remaining units.

It is expected that the next CBL Competition will be ready in the third quarter of 2024.

#### **Residents Groups/Associations:**

- A new Residents Group has been formed at Poole House and funding has been arranged through the Community Section.
- A Residents Group has been formed at Courtney Place and initial meetings between the Housing Section and the Group have taken place. We are currently arranging for the Community Room in the complex to be renovated to facilitate the group.
- A new Residents group has been formed at Ballybough House and a formal meeting with the Housing Section is being scheduled.
- Informal WhatsApp groups has been formed among some residents at the Dublin Landings and Spencer Place complexes. The Project Estate Officer is encouraging the groups to put the format on a more formal footing.

#### **Graffiti Removal:**

Ballybough House and Matt Talbot Court were targeted with graffiti in recent weeks which was removed swiftly by our housing attendants and painting sections. This is an ongoing issue in the area and due to the obscene nature of the graffiti the photos have not been published in this report.

A similar Graffiti incident took place in stairwells of North Clarence Street Flats which is currently being dealt with.

#### **Courtney Place:**

Following consultations with the residents we are currently arranging contractors to have the area at the rear of the community room in Courtney Place resurfaced.

### **Matt Talbot Court**

The decanting of Matt Talbot Court continues with the Project Estate Officer encouraging tenants to consider CBL properties as they become available. All properties once vacant are steeled up and a plan is in place to secure non occupied balconies in order to prevent Anti-Social Behaviour and Health and Safety issues.



### **O'Brien Hall:**

Following consultations with the Residents we arranged to have the rear courtyard of the complex deep cleaned to remove the Green Algae which was proving a danger to those using the space. The area has also been treated with a non- chemical moss preventive spray.

### **Railway Court/The Forge/The Kiln**

Nine Car Parking spaces have been created at the new Railway Court/Railway Street complex. These car park spaces have replaced the original car parking spaces that were available for the residents of The Forge and The Kiln. One of the spaces is a designated disability parking space. There will also be Electrical Power points to facilitate electric cars.

We are currently in discussion with Circle Housing in relation to a new bin chamber being installed in the Railway Court development specifically for The Forge and The Kiln complexes. The tenants will be informed by the City Council and Circle VHA of how the disposal of their normal house hold waste will be managed.

### **Spencer Dock:**

Following consultation with the residents the public areas of the five blocks at Spencer Dock have been deep cleaned.

### **Spencer Place North:**

Following intense lobbying by the Project Estate Officer the tenant's individual Letter boxes have now been installed in the complex and they can now receive their mail directly rather than through the Concierge.

## March 2024 stats

### ESTATE MANAGEMENT

**Housing Manager:**

**Paul White**

No of anti-social complaints per 1997 act Drug related	6
No of anti-social complaints per 1997 act not Drug related	30
No. of other complaints	42
<b>Total Complaints</b>	<b>78</b>

No of anti-social Interviews per 1997 Act	10
No of other interviews	16
<b>Total interviews</b>	<b>26</b>

No of requests for mediation	0
No of complaints referred to the Central Unit for action	3
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	1
Transfer /HAP	0
Fire/flood/Emg – Maintenance	0
Estate Management	0
Choice Based Lettings	5
Downsizing	0
RAS NTQ	0
Matt Talbot	2
Total	8

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### **Housing Matters North West Inner City**

#### **Dominic Hall and Lower Dominick Street**

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.

Contractors are on site completing snag issues at present.

The Parnell Street office continues to facilitate access to apartments and town houses.

#### **Upper Dominick Street**

Estate Management continues to hold meetings with concerned residents.

#### **Constitution Hill**

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. It is proposed that the project will be completed in two phases. The first phase 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. The second phase 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. The Area Housing Manager and her staff are continuing to update the residents on an ongoing basis.

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 Stage 3 application is due to be submitted in April 2024 to the DHLGH. It is anticipated following the necessary design, procurement and DHLGH approvals that a contractor will start Phase 1 in Q4 2024

#### **Henrietta House**

Ongoing discussion with residents in relation to issues that arise in the complex.

### **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**

Painting has been completed of the yellow-box outside of the bin chambers beside the community centre.

Vehicular gates have been installed between Dermot O'Dwyer House and Rory O'Connor House.

A statue of Our Lord has been erected at Dermot O'Dwyer House and the residents are liaising with a local priest to arrange a prayer service at it.

### **Saint Michans House**

Ongoing meetings continue to be held with residents.

### **Wolfe Tone Close**

Upgrade works on the pedestrian gates are to commence shortly. New locks are to be fitted in the coming weeks on one of the blocks. Ongoing meeting with estate management and residents as issues arise.

### **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  
.Residents can now access the carpark via their mobile phone.

### **Chancery House**

Ongoing discussions with residents addressing issues in the complex.

## **Estate Management Housing Statistics, MARCH 2024**

**Housing Manager:**                      **Marion Foran**

No of anti-social complaints per 1997 act Drug related	34
No of anti-social complaints per 1997 act not Drug related	6
No. of Complaints	
Total Complaints	40

No of anti-social Interviews per 1997 Act	2
No of other interviews	5
Total interviews	7

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

Bands 2 & 3	4
Medical	0
Welfare	0
Homeless	0
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**

Long Term Maintenance	0
Contracts	0
Capital Projects	0

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

### **Community Events**

#### **Brendan Behan Court**

The Community team held a coffee morning on the grounds of Brendan Behan Court, this is a senior citizens complex, the emphasis of this morning was to engage the residents and encourage the participation of the residents in addition to positive social interaction with each other and the community team. We aim to hold a similar morning later in the year.

#### **International Women's Day March 8<sup>th</sup>.**

The central area community team arranged some wellness packs for participants of a local recovery group that meet in Killarney Court on a weekly basis. This group was set up by local members as a social outlet for members of the community in recovery. The group continues to be a success each week.

*The following community events were supported by the North Inner City community team;*

#### **Swan Youth Service Dinner**

An intergenerational dinner on 29<sup>th</sup> March. 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, a similar event was held on Valentines Day and due to enormous interest the event was run again in March by the team.

#### **Seachtain na Gaeilge**

A dinner was held for members of the community in East Wall in the Sean O'Casey Community Centre to mark Seachtain na Gaeilge, the event was run by NASCADH. There was full attendance at the event.

#### **Macro Resource Centre**

An Easter dinner was held in the Macro Centre for seniors living in the community. The event was held on 28<sup>th</sup> March the event was well attended and enjoyed by all.

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

The North Wall Festival Committee organised a St Patricks Day Parade that took place on the 15<sup>th</sup> March. The parade was a huge success with participation from local schools,



afterschool's and crèches. Local residents were joined by Masamba Samba School and the band of An Garda Siochana along with a cast of colourful characters.

### **HOPE “Bunny Hop”**

A “bunny hop” was arranged by the team in HOPE on March 26<sup>th</sup>. This was a 5k run for all ages through a route in the North East Inner City. With some fun and easter eggs to celebrate all participants that made it to the finish line.

### **St Michan's House**

The residents committee in St Michan's House held an Easter egg hunt for the young people living in the flat complex, this was held on March 29<sup>th</sup>.

### **St Marys Mansions**

The residents committee in St Marys Mansions held a family fun day on Sunday 24<sup>th</sup> March for all residents of St Marys Mansions, with food and fun for all.

### **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.



: Seachtain na Gaeilge East Wall



North Wall St Patricks Day Parade

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