



The chairperson and members of
North Central Area Committee.

Meeting: 20th May, 2024

Darndale Housing Report 1st April - 1st May 2024

Estate Management

No. Anti-Social Complaints per 1997 Act - drug related	5
No. Anti-Social Complaints per 1997 Act - not drug related	8
No. Other Complaints (nuisance)	10
No. Individual Cases that complaints relate to	0
No. Racial Harassment Complaints	0
No. Anti-Social Interviews per 1997 Act	3
No. Other Interviews	10
No. Requests for Mediation	0
No. Complaints Referred to Central Est. Mgt. Unit for Action	0
No. Live Case Files (at the end of month)	10
No. Case Files Closed	13
No. Section 20 Evictions	0
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Withdrawn	0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. Possession Orders requested	0
No Court Orders Granted	0
No. Appeals / Judicial Reviews / Challenges	0

Housing Allocations

Housing & Apartments			
Category	Housing	Transfers	Choice Base Letting
Bands 2 & 3	0	0	3
Medical	0	0	2
Welfare	0	0	1
Homeless	0	0	1
Travellers	0	0	0
Homeless HAP	0	1	0
De-tenanting	0	0	0
Estate Management	0	0	0
Maintenance Grounds	0	0	0
Surrendering Larger	0	0	0
Unable to afford	0	0	0
Succession	0	0	0
Total	0	1	7

Senior Citizens			
Category	Housing	Transfers	Choice Base Letting
Bands 2 & 3	0	1	0
Medical	1	0	0
Welfare	2	0	0
Homeless	0	0	0
Homeless HAP	0	0	0
Travellers	0	0	0
Estate Management	0	0	0
De-tenanting	0	0	0
Maintenance Grounds	0	0	0
Surrendering Larger	0	0	0
Unable to afford	0	0	0
Financial Contribution	0	0	0
Total	3	1	0

Voids Report

Vacant Housing Units (28)				
Address	Type of unit	Date of vacant Possession	Estimated Completion Date	Status
Belcamp Avenue	3 bed house	16/10/2023	01/03/2024	Under Offer
Beaumont Court	1 bed apartment	21/01/2024	01/04/2024	Works in progress
Beaumont Court	2 bed apartment	04/02/2024	12/04/2024	Works in progress
Bunratty Road	3 bed house	12/12/2023	01/03/2024	Works in progress
Ballyshannon Road	4 bed house	01/09/2023	28/03/2014	Works in progress
Collins Avenue	3 bed house	01/10/2023	15/03/2024	Works in Progress
Castle Elms	3 bed house	03/10/2023	03/03/2024	Works in progress
Castlevew	3 bed house	07/12/2022	14/09/2023	Works in progress
Castletimon Road	3 bed house	11/02/2024	01/06/2024	Works in Progress
Clonshaugh Drive	3 bed house	12/12/2023	05/04/2024	Works in progress
Darndale Village	2 bed apartment	05/02/2023	14/09/2023	Under Offer
Donnycarney Road	2 bed house	04/09/2023	31/03/2024	Works in progress
Dundaniel Road	2 bed house	25/06/2023	31/03/2024	Works in progress
Elm Mount Road	3 bed house	15/06/2023	01/03/2024	Works in progress
Glentow Road	2 bed house	17/01/2023	30/09/2023	Works in progress
Glin Road	4 bed house	17/04/2023	12/09/2023	Works in progress
Tulip Court	3 bed house	03/03/2024	01/05/2024	Works in progress
Macroom Road	3 bed house	08/01/2024	10/05/2024	Works in progress

Moatview Ave	2 bed house	01/06/2023	01/10/2023	Under Offer
Moatview drive	3 bed house	12/12/2023	10/05/2024	Works in progress
Montrose Close	4 bed house	19/06/2023	27/11/2023	Works in progress
Marigold Park	3 bed house	15/11/2023	01/03/2024	Works in progress
Marigold Grove	3 bed house	03/11/2023	15/03/2024	Works in progress
Maryfield Woods	3 bed house	02/08/2023	23/12/2023	Works in progress
Primrose Grove	3 bed house	27/02/2022	17/10/2023	Advertised under CBL
Primrose Grove	3 bed house	12/06/2023	15/11/2023	Works in progress
Primrose Grove	4 bed house	03/12/2023	06/04/2024	Works in progress
Kilmore Court	2 bed flat	08/10/2023	08/01/2024	Advertised under CBL

Darndale Area Office Reception Stats April

	TOTAL
MAINTENANCE	155
HOUSING	49
ESTATE MANAGEMENT	30
OTHER	47
TOTAL	281

Voids Report

Older Persons Units - 5

Address	Unit Type	L.E.A.	Date of Vacant Possession	Status
Lismeen Court	Bedsit	North Central	17/09/2023	Works in Progress
Lismeen Court	Bedsit	North Central	02/10/2023	Works in Progress

Hampstead Court	Bedsit	North West	02/10/2023	Works in Progress
Hampstead Court	Bedsit	North West	11/09/2023	Works in Progress
Lismeen Grove	Bedsit	North Central	10/09/2023	Works in Progress

Current Housing Projects in the area

Glin Court

The project programme remains on track with no delays reported. We have reached structural completion and we are on programme to deliver December 2024. We are starting the process of Allocations and discussing the best options when allocating these units. The contractor has been liaising with local Residents in the adjacent houses on Glin Grove, addressing any concerns or issues they may have.

Cromcastle Court / Woodville

Dublin City Council received Stage 2 project and funding approval from the Department of Housing, Local Government and Heritage (DHLGH) in August 2023. This means that the DHLGH have given their approval for us to develop the design and apply for Part 8 planning permission. The design team, led by Metropolitan Workshop, are working on the design of the new homes.

A survey of the Coalyard site & some of the bushes there are classed as Invasive Species & require specialist treatment before removal. We are in the process of engaging a contractor to do this & work should commence w/c 13th May.

The proposal is to demolish the existing three blocks and to provide a new build development of 115 one, two & three bedroomed homes that will meet all modern building, heat and space standards. A community space will be provided as part of Phase 1.

On the Old Coalyard site, we propose to build 34 homes specifically for older people.

The design team alongside colleagues from DCC's City Architects and Housing Regeneration will soon be commencing further consultation with residents and the local community.

Oscar Traynor Road Site

The date for next meeting of consultative forum is in process of being agreed with forum. The Enabling works are ongoing. The main contractor Glenveigh commenced on site in January 2024 with phased delivery to end 2027. Progress is good and there are no delays reported. Date for Next meeting of consultative forum in process of being agreed with forum.

The Oscar Traynor Road Development will accommodate 853 new homes on the site of approx. 17.1 ha as well as the following amenities:

- A total of 3.64ha public open spaces comprising;
- Lawrence Lands Park' (3.12ha), featuring the re-opened River Naniken and incorporating allotments, orchards, nature trails, skate and scooter park, wetlands with boardwalks and weir/pedestrian bridge over, cycle trails and woodlands;
- 5 pocket parks, including Kilmore Gardens (580 sq.m), Lawrence Gardens (2,548 sq.m), Castle Gardens (1,522 sq.m) Pocket Park West 1 (260 sq.m) and Pocket Park West 2 (260 sq.m).
- A 2-storey neighbourhood hub building with a cumulative GFA of 1,680 sq.m including a ground floor unit of 269.3 sq.m to facilitate a Class 1 (shop) and café (food and beverage) use, with 1,411 sq.m of floor space at ground and first floor levels designated for Class 10 (community/arts) and/or Class 11 (cultural) uses
- A 2-storey crèche (with capacity for 154 children) including an associated outdoor play area.
- 7 new pedestrian/cyclist access points including 4 at Coolock Lane, 1 at Lorcan Park, 1 at Castletimon Gardens and 1 at Castletimon Road.

Cromcastle Underpass Site

The detailed design stage is currently underway. The scheme is for 146 units in a mix of social (13) and Cost rental (133) tenures. In progressing its plans and proposals, the LDA promotes a proactive and inclusive approach to community and stakeholder engagement. Public and stakeholder input was sought during the consultation phase and the design has been updated to reflect feedback from the public.

A total of 479m² of Community/Cultural space is proposed at ground floor level within the scheme. This is split into two spaces, 158m² within Block A and 321m² within Block B. Both units will comprise of uses that are considered Community/Cultural and will be in accordance with the requirement to provide these spaces under the Dublin City Development Plan. Both spaces are accessed off the Public Plaza will be fully accessible to all users. These units will have a level of car and bicycle parking available. The units have been designed to be flexible to allow for a wide range of uses. DCC and The LDA will work collaboratively to identify suitable users for these spaces that will fall into the categories of Community & Cultural uses.

Spine Site and Belcamp B Site – Respond Housing, Approved Housing Body

A meeting took place on 2nd May to discuss the revised plans and proposals for the site. Respond Housing are currently working on designs for both sites and will be commencing further community engagement shortly. They are planning to tender both the Spine site and the Belcamp B site together once they have planning permission on the Spine site. They are proposing a variety of house types to cater for a mix of needs which will lend itself to an interesting architectural design.

Gillian Corcoran

Acting Area Housing Manager