



To the chairperson and members of
North Central Area Committee.

Darndale Housing Report 1st June - 1st July 2024

Estate Management

No. Anti-Social Complaints per 1997 Act - drug related	9
No. Anti-Social Complaints per 1997 Act - not drug related	8
No. Other Complaints (nuisance)	6
No. Individual Cases that complaints relate to	0
No. Racial Harassment Complaints	0
No. Anti-Social Interviews per 1997 Act	7
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)	5
No. Case Files Closed	12
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Withdrawn	0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	2
Medical	1	0	2
Welfare	0	0	0
Homeless	1	0	1
Travellers	0	0	0
Homeless HAP	0	0	1
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	2	0	6

Senior Citizens			
Category	Housing	Transfers	Choice Base Letting
Bands 2 & 3	2	1	0
Medical	1	0	0
Welfare	1	0	0
Homeless	0	0	0
Homeless HAP	0	1	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	4	2	0

Voids Report

Vacant Housing Units (19)				
Address	Type of unit	Date of vacant Possession	Estimated Completion Date	Status
Beaumont Court	2 bed apartment	04/02/2024	12/04/2024	Works in progress
Belcamp Gardens	3 bed house	21/04/2024	21/07/2024	Works in progress
Bunratty Road	3 bed house	12/12/2023	01/03/2024	Works in progress
Ballyshannon Road	4bed house	21/04/2024	25/06/2024	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
Collinswood	4 bed house	07/03/2024	01/08/2024	Works in progress
Cromcastle Ave	3 bed house	02/06/2024	02/08/2024	Works in progress
Dundaniel Road	3 bed house	25/06/2024	31/09/2024	Works in progress
Kilbarron Road	3 bed house	09/05/2024	04/07/2024	Works in progress
Macroom Road	4 bed house	08/04/2024	10/07/2024	Works in progress
Moatview Drive	3 bed house	12/12/2023	10/05/2024	Works Complete
Marigold Crescent	3 bed house	17/06/2024	07/07/2024	Works in progress
Marigold Crescent	3 bed house	03/11/2023	15/03/2024	Works in progress
Newbury Grove	3 bed house	09/05/2024	09/07/2024	Works in progress
Primrose Grove	3 bed house	27/02/2022	17/10/2023	Advertised under CBL/Under Offer
Primrose Grove	3 bed house	12/06/2023	15/11/2023	Advertised under CBL/Under Offer
Primrose Grove	4 bed house	03/12/2023	06/04/2024	Works in progress
Tulip Court	3 bed house	03/03/2024	08/07/2024	Works in progress

Darndale Area Office Reception Stats June 2024

	TOTAL
MAINTENANCE	132
HOUSING	41
ESTATE MANAGEMENT	27
OTHER	39
TOTAL	239

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
Kilmore Place	One Bed	North Central	18/02/2024	Works in Progress
Kilbarron Court	Bedsit	North Central	18/02/2024	Works in Progress
Albert College	One Bed	North East	01/03/2024	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

Arrangements are currently being made for community consultation with the residents, local community and local Councillors. A project newsletter was issued in March 2024, updating the community on the proposed plans.

The proposal is for the demolition of three of the existing eight housing blocks on the Cromcastle Court site and for the construction of a new social housing scheme in its place and the development of the Coalyard site. The plans show for 115 homes on the Cromcastle Court site and 34 older person homes on the Old Coalyard site.

Murphy playgrounds have submitted a quote for the resurfacing of the three small playgrounds in Cromcastle Court. We are waiting on approval from Housing Maintenance. The play equipment is up to standard but the surface area needs to be replaced and a general tidy up.

There is a new security door going into block 1, Cromcastle Court, as the old door was badly vandalised and there has been an increase in anti-social behaviour in this block.

All the overgrown trees/hedges and bushes that were growing through the railing out on to the foot path, have been all cut back.

Oscar Traynor Road Site

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

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 and 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 date has been set for 9th July, for the plans for the spine site to be viewed in the Bell Centre, between 4-7pm. The design team are working on a revised proposal for the spine site based on the engagement with Dublin City Council, Estate Management and the Gardaí.

Ongoing meetings are taking place 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. 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