

12/2/2019

To the Chairperson and Members of
The North Central Area Committee

Meeting: 18th February 2019

Item No:

With reference to the proposed disposal of site at Millwood Court, Tonlegee Road, Dublin 5 to Fold Housing Association.

We are proposing that Fold Housing Association be given the task of regenerating this complex (demolition and rebuild). Initially, they would have the task of consulting and supporting the existing residents, including their de-tenanting to alternative accommodation while the regeneration work takes place. Ultimately, ownership of the site and the future management of the complex would transfer to Fold.

Fold are currently developing a new residential complex at Tonlegee Road (Wellview) and if a Regeneration Project was agreed for Millwood Court then there is an opportunity to initiate the de-tenanting process. Fold could reserve 12 units at Wellview for this purpose. The only way of approving such allocations would be as a result of agreement to classify Millwood Court as a Regeneration/Redevelopment Project. The tenants with the longest length of tenancy will be considered for choosing the first 12 tenants to be nominated to Wellview.

At this stage there are no design etc. plans available, as this particular work has not started. It would be a few months before such detail is ready. Ultimately the Planning Application will be a normal Planning Application from Fold. It would not be an application for direct referral to an Bord Pleanála.

Obviously, with these types of regeneration projects, we will be seeking greater density and greater height from the new construction. Currently there are 41 units (predominantly bedsits) in Millwood and while we will get more than that, we believe at this stage, that it will not be significantly more. It is intended that the complex would remain designated for senior citizens.

We could redevelop the complex ourselves but with the major housing programme and other regeneration projects on our books, it means that Millwood and other similar complexes in need of regeneration would have to join a long queue.

Fold have a strong track record already in Dublin, particularly in relation to Senior Citizen Housing, but because they have a small number of projects, they can start the initial planning on Millwood very quickly.

I accept it is essential that there is sensitive and intensive consultation with all the existing residents in Millwood and I am confident that Fold (working closely with DCC staff) would do this effectively.

Accordingly, we are seeking to get approval from the North Central Area Committee for the following:

1. Designation of Millwood Court as a Regeneration Project
2. Acceptance of a demolition and new build process
3. Ultimate transfer of ownership and management of the new development to Fold
4. Engagement of Fold to work with city council staff on a comprehensive consultation process with the existing residents in preparing and planning this regeneration project.
5. Fold to initiate an agreed de-tenanting programme of residents in conjunction with city council staff.

I am happy to discuss this issue further with local councillors and will not proceed any further without clear approval from the North Central Area Committee and we will ensure that there is ongoing consultation with local councillors on this issue.

Brendan Kenny
Deputy Chief Executive

12/2/2019
Date