



**Director of Services Report
South Central Area Committee Meeting
15th March, 2023**



SOUTH WEST INNER CITY ELECTORAL AREA

Public Realm & Capital Programmes

Francis Street Environmental Improvement Scheme: Work ongoing with the project and will be largely completed by the end of this month. Road closures are advised over three weekends to facilitate the remaining work to the carriageway: 25/26 March, 1/2 April, 15/16 April.

James Walk Linear Park Phase II: Work is now underway and continuing through spring.

Dolphin's Barn Landscaping: Our contractor Peter O'Brien Landscaping will commence work on this scheme at the end of March, beginning with the planted area at Coombe Hospital. Street furniture elements will be installed later in April. Advance notice of the works will be provided to affected businesses and residents. Local Parks Services will also be undertaking further improvements to the small linear park as we continue to enhance this amenity.

Meath Street Public Realm Improvement Scheme: The Area Office has received approval to initiate the Part VIII for this project. A short presentation will be made to Members at the April Area Committee Meeting.

Economic Development

Shopfront Improvement Scheme 2023: This scheme is now open to applications until the end of May. The scheme applies across the SWIC area.

Housing

CCTV

A feasibility study is currently underway to identify future CCTV enhancements that will contribute to improved levels of public safety.

Oliver Bond Regeneration

Resurfacing

Resurfacing work have been carried out and completed at various sections of the complex where the ground was damaged. The yellow box at blocks S & T has been repainted. New ramps have been installed at blocks E & F.

New Bin chambers have been installed in block C, works will continue on the remaining chambers.

The Area office team are continuing to pursue tenancies of the complex that are engaging in serious Anti-social behaviour.



Bonham Street Volumetric

It is envisaged that units will be ready to let Q3 2023. DCC have designated a Project Estate Officer (Trevor Martyn) to engage with residents. Trevor.martyn@dublincity.ie

Michael Mallin House

Works are due to commence Thursday March 9th to repair soft play surface in the playground.

Basin Street

The design team have been appointed for PPP bundles 4 & 5 which includes Basin Street. The design team are now undertaking a review of the site layout, surroundings and requirements of the newly adapted City Development Plan, re-ordering of zoning on the site with sketch design commencing in the next four weeks.

A crime prevention assessment was carried out on the Basin street complex 7th March 2023 at the request of the Area Housing Officer. We are awaiting a report from the Crime Prevention Officer to review the proposals with a view to implementing same.

We have secured funding for the Men's shed in the complex and works will commence in the coming weeks.

Mary Aikenhead

Works have commenced and are still ongoing on the new bin chambers for the complex.

Tyrone Place Dublin 8. Regeneration.

The Project Estate Officer is currently sourcing a premises within Tyrone Place to facilitate a drop in clinic for locals who have any housing or maintenance queries that they wish to have dealt with. When established it will be held twice weekly.

Emmet Crescent Gate Lodge

The gate lodge has been cleared out by our contractor. Asbestos and lead paint surveys have been carried out. The utility services, i.e. Drainage Gas and ESB have all carried out works in the lodge to ensure all has been made safe. The QS and Engineer are meeting in March 2023 with a view to developing a programme for site investigation and enabling works. The project will then go out for tender.

Islandbridge Court

Intense power washing of the stairwells has taken place in both blocks. The Area Office are currently looking into a window cleaning programme for the complex.

Dolphin House Regeneration

The Dolphin House Regeneration Masterplan approved on the 4th Feb 2021 by the Dolphin House Regeneration Board. We are progressing the masterplan in conjunction with the Dolphin House Regeneration Board and the Dolphin House Community.

Regeneration Board

Members of the Regeneration Board have met with the Minister for Housing, Darragh O'Brien to discuss the frustration regarding the delay in progressing phase 2. The Board expect to be in a position to report back to the community in the coming weeks a response from the Department of Housing on how they can deliver new homes in a shorter time-frame.



Demolition

Contractors are now off site apart from the odd visit to rake the top soil.

Floor Cleaning in Block A – The floors were cleaned in Block C2 late last year. We are awaiting quotes for cleaning the floors in Block A. (These are the worst affected buildings)

Interim Playground Facilities

The new playground and additional surface works have been completed, date to be agreed for official opening. Dog Wardens have been contacted informing them of the situation of dog fouling.

Double Yellow Lines

The double yellow lines at the entrance to the complex are due to be re-instated in March weather permitting.

Old Football Pitch Site

Inspections carried out and quotes received to enhance and upgrade the area. Public Lighting are investigating the reinstatement of the floodlighting.

Painting of Complex

The foreman has advised they are off site for the moment due to the weather. They are working on internal jobs for now. They have completed the painting of the railings along the canal. The plan is to get a bigger crew back onsite around end of April and they will complete the painting of all the railings and they will also have the hoist onsite to paint the balcony walls.

Donore Avenue - (former Saint Teresa's Gardens)

Donore Forum

The last meeting of the Donore Forum was cancelled due to the legal proceedings issued by the D8 Group against Dublin City Council. (Development Plan) These proceedings were before the courts on Monday 6th March and have been adjourned until 8th of May. The chair of the Forum has been advised of same.

St Teresa's Garden site

Works on-going regarding the relocation of Donore Boxing Club to The Ferrini Centre in Rialto. A design team has been engaged and the initial surveys will take place on Wednesday 8th of March. Following the relocation of the boxing club the remaining units will be de-energising ahead of the tender for demolition.

The Project Manager will liaise with the LDA requesting images of the future development to be displayed on the hoarding.

Margaret Kennedy Road/Court

CCTV upgrades ongoing. Solar panels reinstated on the roof of Margaret Kennedy Court

Cork Street / Chamber St Volumetric - 55 Units

Current Estimated Completion of scheme End of Q2 2023

DCC have designated a community liaison (Laura Kenny) to engage with residents.

Laura can be contacted at laura.kenny@dublincity.ie

Herberton 39 units Part V

The allocation of these units commenced on the 7th of March with a number of applicants receiving the keys to their new homes, all 39 allocations expected to be completed by the end of March.

Works on CCTV upgrade to commence shortly.

Coombe Court

Resurfacing works are ongoing here, and on completion of these works we will be introducing permit parking

Ash Grove

Tree pruning was carried out and works complete, painting program due for 2023.

Allocations - SWIC 2023

18 units allocated to date.

Community

International Women's Day

A Women's Day Celebration will take place in St Andrews Community Centre Rialto on Wednesday 8th March.

SOURCES OF POWER

Come along for an entertaining evening as Women share their Source of power through SONG, POETRY, DANCE, & STORIES

Expect to feel Uplifted, have some fun and tap into your own source of power too. The show will commence at 7.30 Sharp!

Seachtaine na Gaeilge - Local History Event

In Celebration of this year's Seachtaine Na Gaeilge, the community team have organised a reenactment of the 4th battalion's occupation of the Marrowbone Lane Distillery.

In this local history event, pupils, teachers and DCC staff will dress up in costume and dance the Lost Céilí of 1916 to the music of a Camhaltas Ceoltóirí Eireann band. The children will also act out scenes from statements which were made to the Bureau of Military History in the 1950's. A Fun way to learn their local Irish history!

This event will take place in St James's Primary School at 10am on Tuesday 14th March.

Live Theatre Comes Memorial Court

On Wednesday next the residents of Memorial Court are invited to attend a live performance of the One Woman Show 'BEEZIE'.

Performed by actress Sheila Flitton (of Banshee's fame), this is a sparkling portrayal of a character who was the sole resident of an Island on Lough Gill County Sligo. Born in the 1870's Beezie's wisdom, robust humour and fierce independence gained her a reputation of a healer, a wise woman and a witch.

The performance will commence at 2pm sharp in the common room.
Light refreshments will be served afterwards.

Little Fitness Programme

In an effort to address the huge deficit in social activities experienced by children in homelessness, a project called "Little Fitness" will soon be introduced to the children who are residing in Viking Lodge in Francis Street.

An initiative of Bruce Phillips, the aim of this project is to bring a sense of fun and belonging into the daily lives of the children. In the coming weeks parents will sign their children up for an eight week programme of exercise, dance and art workshops.

Afternoon Tea Dances

The community team are continuing with a series of afternoon tea dances. These events are extremely popular with our older residents, giving them a sense of connectivity and helping to keep feelings of isolation and loneliness at bay.

The next Tea Dance will take place in Dolphin House Community Centre on Monday 3rd April, commencing at 2pm.

Bridgefoot Street Park Fun Day

DCC are currently working with the residents of Emmet Buildings, Oliver Bond and Bridgefoot Street with a view to organising a Community Fun Day in April.

This event will take place in the new park and will include: Dance Performances, Art Workshops, Clown's etc.

Summer Projects

The community team in association with Cross Care are assisting the residents of Islandbridge Court and Oliver Bond with a view to organising two new Summer Projects in the area this year.

Ongoing Supports

Our Community Team give continued support on a weekly basis to:

Residents Associations, Youth Groups, Local Schools and Senior Citizens Groups.

Kilmainham Inchicore Network - Next meeting 27th March 2023 5.30pm, 6 Tyrconnell Road

KIN Strategic Planning Process

KIN Vision and Strategic Plan facilitated process will be complete by end of March 2023.

The Draft Strategic Plan has been circulated to members for their consideration and feedback. The Final Draft will be presented at the March KIN meeting for agreement and implementation.

The ["SHAPE YOUR LOCAL FUTURE"](#) booklet continues to be distributed to households and businesses in the area. The booklet shares information on developments in the area as well as outlining the work of KIN with the aim of encouraging greater engagement in planning and attending events.

The KIN website www.kilmainham-inchicore.ie is now live.

Office in Inchicore – 6 Tyrconnell Road

The office at 6 Tyrconnell Road is now open for hosting KIN and IRCF meetings, public opening hours will be issued shortly.

Inchicore Regeneration Consultative Forum – next meeting Wed 29th March 2023 7pm. 6 Tyrconnell Road.

Coilin O Reilly, Assistant Chief Executive will be in attendance to discuss management of Community Hub building at Emmet Road Development.

Inchicore Library Building

The second stage of the building condition survey was completed last week. This involved site based investigations undertaken by building surveyors. The third and final phase of the building condition survey is now underway and will be completed over the next four weeks. The final stage involves the compilation of a comprehensive report involving the identification, description and costing of all the improvement works necessary to bring the building into community use. The Council will then review the report with a view to deciding the best course of action. The recommendations will be then be shared.

Update on Donore Youth and Community Centre

The successful design team, Cotter Naessens, have now been appointed. The process for developing a full scope of works will be implemented in the coming months. This will include a thorough examination of the building fabric, to clearly identify what is sound and what will need replacement. This examination will include the appointment of a strip out contract to remove fire damage materials and make the building safe for full inspection. Once these strip out works have been completed the design team will develop a detailed schedule of works for the main construction phase. We will also be in a position at that stage to provide an accurate programme for the works and reopening of Donore Youth and Community Centre.

Ongoing meetings have been taking place between DCC and the insurance providers and this communication will be continued throughout the process to establish repair work and ensure design, procurement and construction works can proceed with the utmost efficiency.

DCC will provide regular updates to the Area Committee and Community Stakeholders throughout this process.

Report from: -

Bruce Phillips,
Senior Executive Officer
South West Inner City Local Electoral Area.



BALLYFERMOT/DRIMNAGH ELECTORAL AREA

Housing

Cornamona

The end of Quarter 1, 2023 continues to be the anticipated date for handover of the completed units with the tenants beginning to move in during April.

Springvale

The current anticipated completion date is quarter 3, 2023.

Lissadel Maisonettes

Work is ongoing preparing a stage 1 application for the Department of Housing, Local Government & Heritage with an anticipated submission date of Quarter 1, 2023 while the insulation works are continuing with the first block completed.

Bernard Curtis House

The repainting of the units is ongoing.

Labre Park

Council officials are currently working on responses raised by the Department of Housing, Local Government and Heritage in relation to the stage 2 application. In the meantime, engagement with stakeholders is continuing.

Hillside Manor

The contractor is still on site finishing the development with an anticipated completion date of early April.

Claddagh Court

All tenants have been provided with new fobs for the exterior gates, which are now operational.

Sons of Divine Providence

Work on the completion of the stage 2 application is ongoing with the aim of submitting it at the end of the month.

Slievebloom Court, Drimnagh

The choice based letting applications have been assessed and prospective tenant interviews are currently taking place.

Bluebell

The Land Development Agency is continuing to carry out site investigation works.

Rafters Road

Engagement is continuing in relation to queries raised by the Department of Housing, Local Government & Heritage as part of the stage 2 application.

Voids

There are currently 47 void units in the area, of that number 4 one bedroom studio apartments are currently being advertised through choice based letting and another 4 units are under offer.

Community

Community Participation

The Community Development section will host an information evening for the South Central Area Festival Committees on Wednesday 22nd of March at 7:00PM in the Ballyfermot Community Civic Centre. Committees from Chapelizod, Ballyfermot, Drimnagh, Walkinstown and Bluebell will be invited to attend. The meeting will provide an opportunity for the festival committees to share information and contacts and for the Council to provide information on supports for festival committees regarding event management, insurance, permits and finances. A guest speaker from The Five Lamps Arts Festival will make a presentation on the success of their festival.

The City Council will provide financial support to the festivals and in response to requests from the committees, access to professional support and advice from an event management company regarding event plans, risk assessments and park permits, which can be difficult for local voluntary groups to navigate.

Community Development staff are involved with the following groups:

Cherry Blossoms: The Festival Programme will be finalised this week with over 30 events registered. The festival committee has secured sponsorship from Go-Ahead Ireland and Cooperative Housing Ireland.

Ballyfermot Festival: The festival will go ahead in 2023 with provisional dates set for July 1st to July 9th. A new steering committee has been set up with involvement of new local residents. The next meeting will be held on Tuesday 14th of March at 7:00PM to commence fundraising and programme planning.

Drimnagh Festival has confirmed that their festival will take place over the weekend of June 23rd

Walkinstown will hold its second festival over the last weekend in August

Chapelizod Festival will take place during the first week in July

Cruinniú

Ballyfermot youth organisations supported by the City Council have applied for funding to host “Unsung Youth” a showcase and well-being event which will be held in the People’s Park on Saturday June 10th. Workshops will take place through the youth services including singing coaching, stage and set design.

Environment.

The Council has provided support to the Belgrove/ Glenaulin Residents Association who have been out in great numbers to create a new pathway and flower bed at Belgrove Green.

Over the last 3 years the Council has provided blue planters to local environmental groups on the understanding that the residents would maintain them. The Council is currently inspecting the planters and over the next six weeks and will relocate planters that are not being maintained.



The Council is promoting the Great Cherry Orchard Clean Up which will take place on Saturday April 1st as part of the Cherry Blossoms Festival.

Residents from 12 areas in Cherry Orchard have already signed up to take part supported by the Ballyfermot Environmental Group.

All local Organisations have been asked to get involved.

Social Inclusion

Welcome Room Pilot Project

Staff in the Ballyfermot Office are hoping to collaborate with organisations that manage community facilities in the South Central Area to pilot the opening of a community “Welcome Room”.

The purpose of the welcome room is to provide a quiet, homely, safe warm space for people to sit and relax, log onto Wi-Fi or charge a phone in their local area.

Users to include:

- Older people throughout the day for company, comfort and a chat
- Parents and children around school times and throughout the day

- People living in hostels/hotel accommodation and hubs

The pilot scheme will be for 12 months to ascertain their use and effectiveness in meeting the needs of vulnerable members of the community.

Older People

In the last month Council staff have held meetings with the residents of Claddagh Court, Fr. Kitt Court and River View to support the re-establishment of committees for the complexes and to encourage the usage of the common rooms. The Council is providing funding to the committees towards purchase of equipment and organisation of events.

The age friendly programme of events continues every Tuesday in the Ballyfermot Civic Centre with a Community Ceil planned for Tuesday 14th March at 2:30PM.

Ballyfermot Cherry Orchard for All

The Ballyfermot Cherry Orchard for all “No to Racism Flags of the world” event was very well attended and myth busting information leaflets, funded by the Ballyfermot Partnership have been distributed to every Household in the area.

Ukrainian Art Exhibition

The Council has provided the funding for the Ballyfermot Youth Service to host **“Peace Relay”**, an exhibition of art created by children from Ukraine that depicts Angels and Cities and how war impacts them.

The exhibition will be launched by the Lord Mayor and Ukrainian Ambassador at 5:00PM in the Ballyfermot Library on Tuesday 14th of March.

The artwork will also be displayed outdoors in the People’s Park at the Civic Centre.



Seachtaine Na Gaeilge



#NO PLACE FOR RACISM



The Council will support Coiste Bhaile Formaid who are organising a programme of events during the month of March.

The Council will organise a community Céili for older people which will take place on Tuesday March 14th.

The Council has provided funding to Coiste Bhaile Formaid towards organising an art /Sean fhocal competition in the local primary and secondary schools.

Events will take place from the 13th to the 16th of March

Orchard Centre

Change4life Programme

During February, the centre ran its first Change4life programme catering for people aged over 55 years with the aim encouraging them to try a new activity that may become a hobby. Due to its popularity the initial 4 week program will be extended through the month of March and then be reviewed.

The indoor bowling has been particularly popular and will continue as a regular part of the many activities offered by the centre. Well done to all participants.

Ballroom Dance Group

The Ballroom Dancing Group is taking its now annual trip to Westport, County Mayo for a week of Dancing at the end of March. The members of the group organise and pay for the week away themselves. This illustrates how, with a little help and support, groups can grow and be sustainable.

Afterschool Football Coaching

These sessions are held every Tuesday afternoon 3.00-4.00PM. The sessions are for boys and girls 8-12 years old.

Baby Massage

Our baby massage sessions resumed at the end of February and run throughout March and into April. This is a key service for those who may find themselves in need of extra support with new additions to their households.

Sisters Shed Group

This group meet every Friday 10.00AM-12.00PM. They run various educational and life improving courses.

Men's Music Shed

Our musical men meet every Thursday 11.00AM-1.00PM. All singers and musicians are welcome to join. You don't have to be able to sing or play an instrument to join, listeners are also welcome.

Storytelling sessions

In conjunction with our colleagues in libraries 145 students and teachers visited the centre to attend the three story time sessions and get a chance to check out some library books from the pop up library.





Community Engagement

We continue to expand our reach into the wider community and despite having an almost full time table we welcome Maria Hayes and her extended Tusla team who will be using the Orchard Centre as a venue for staff training.

A Centre for All

The Orchard Centre has a wide range of activities to offer the community. There is something for all age groups and abilities. For a full list of all activities available please contact paul.smyth@dublincity.ie

Report from: -

Alan Sherry,
Senior Executive Officer