

DOLPHINNEWSLETTER

SPRING 2022

Regeneration Board update

We wish to report to you on the current situation regards the regeneration of Dolphin House, we had hoped this would be done in person at a public meeting.



However, once it is safe to do so in the coming weeks we will arrange to meet residents in the community centre so we can answer any questions you might have in relation to the regeneration of Dolphin House. In the meanwhile, the Dolphin House & Dolphin Park Joint Regeneration Board will be circulating a regular regeneration newsletter to keep you informed on developments as soon as the information and updates are available to us.

We can report that Dublin City Council has been working behind the scenes over recent weeks to progress the regeneration plans and they hope to be in a position soon to outline further timelines and details on the next phase, which includes the Phase 1b site on Dolphins Barn.

The positive news is that the City Council is now committing significant resources and staff to work on the plans and are in discussions with the Department of Housing on the next steps.

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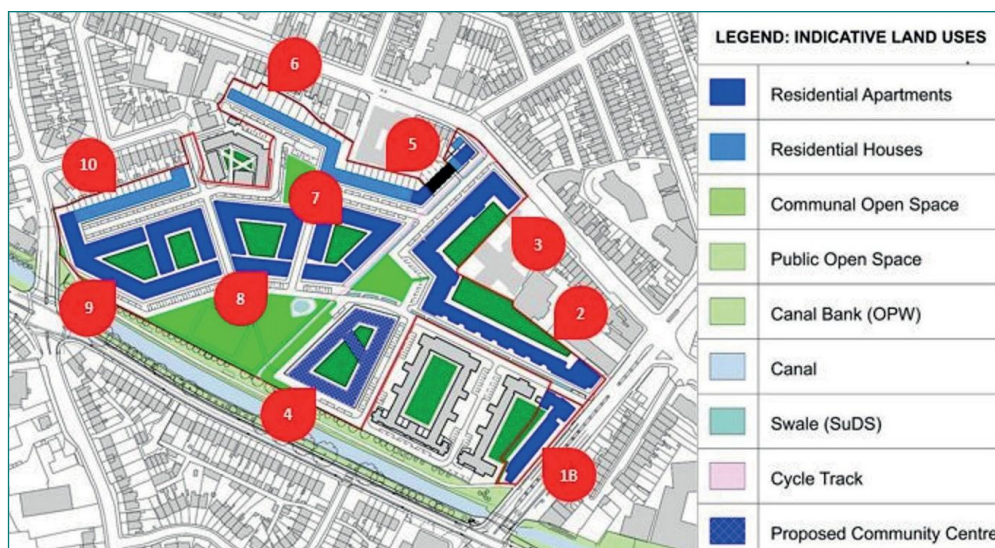
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This newsletter is compiled jointly by Dublin City Council and the Dolphin House & Dolphin Park Joint Regeneration Board.

Regeneration Board update

continued

We expect a contractor to commence demolishing the empty Long blocks in the second quarter of this year.

We have also been informed that the City Council has secured funding to develop play facilities for children and young people. Dublin City Council will work with the Dolphin House Regeneration Board and other stakeholders to implement these facilities.

Another positive development for the community is the news from Fold Housing Association that the works to the new kitchen and community room in New Dolphin Park is near completion and residents should be able to enjoy the new state of the art facility in the next month.

The Regeneration Board wants to re-assure residents that your concerns about the current conditions in Dolphin House, especially relating to things like anti-social behavior, housing conditions and the de-tenanting of the long blocks continue to be a priority and work is ongoing to make improvements for residents.

We would like to thank residents for your patience and again to confirm our commitment to the delivery of a regeneration and new homes that everyone will be proud of.

We hope that the information outlined in this newsletter is helpful and informative, if you have any questions or queries regarding the regeneration residents can contact:

Manus Bree:
Regeneration Coordinator
Dublin South City Partnership
Tel 01 454 4682
manus.bree@dolphinhouse.ie
or

Fiona O'Shea:
Project Estate Officer
Dublin City Council
Tel 01 222 8857
fiona.oshea@dublincity.ie

Update and Info on Key Items



New Dolphin Park Community Kitchen

Fold Housing Association in partnership with the Dolphin House Community Development Association and with support from the City Council have been working over the past year on developing a new catering kitchen and community room to replace the existing facility beside the old bedsits.

The design team from Fold Housing and their specialist contractors have created a state of the art facility that will allow the Community Development Association transfer their meals and community services from old the round room to a bright and modern space residents can enjoy. The Community Development Association will be in contact with residents shortly to inform people when the new facility will be open.



New Dolphin Park Award

We would like to acknowledge and congratulate Fold Housing Association and the residents of New Dolphin Park who recently won the Irish Council for Social Housing Award for Best Older Persons Complex.

One of the highlights of New Dolphin Park is the wonderful Remembrance Garden created by residents under the old sycamore tree at the rear of the block to remember their friends and neighbours from Dolphin Park who sadly passed away before they could move into their new homes.

Interim Play Facilities



The regeneration Master Plan presented to residents during the community consultation outlined the commitment to build new playgrounds and play spaces for children and young people living in Dolphin House.

As this will take a number of years to deliver and due to the urgent need for safe places for children to play, the City Council has agreed to develop interim play and outdoor facilities adjacent to the community centre in the coming months.

The Youth Project, the Community Development Association and the Dolphin Crèche have been working closely with the City Council Play Development Officer to put an outline play plan in place that will meet the needs of children of all ages. The Play Development Officer's report "A monkey doesn't wear any pants! - Reimagining & Reclaiming Space for Play in Dolphin House" is available for residents to view.

The City Council will be securing contractors in the next few weeks and will outline a plan to residents before works start.



Grotto

On behalf of Dublin City Council, landscape contractors recently carried out works to improve and clean up the planting and shrubs in the grotto.

The space has now been secured to keep it clean and tidy.

The Men's group and the Gardening group in the community centre will be working on planting and maintaining the area for residents to enjoy.

If you would like to get involved contact Barbara Brennan in the community center: 01 454 4682.

De-Tenancing

There have been 20 tenants de-tenanted between the Caretaker and Long Blocks between January 2020 and December 2021

There are 17 tenants remaining in the long/sausageblock (1 - 44) for de-tenancing and 2 tenants remaining in the Caretakers block (189 - 212).

Tenants are on a list for 1, 2 and 3 bed properties based on their length of tenancy within Dolphin House. If an offer of accommodation is given to the first person who is longest at their tenancy (previous tenancies included) and this offer is then refused, then the next person on the list gets the offer and so forth according to their needs.

If a tenant reports their interest in certain properties, then the office will enquire about these properties from other Area Offices and Housing Allocations. However, if these properties are given to the Dolphin House Estate Office for allocation it has to go on offer to the person who has the longest tenancy first, not to the person who expressed their interest.

All offers of accommodation if refused within Dolphin House are recorded by Dublin City Council. A Letter of Comfort if requested will be given to those de-tenancing to come back to the new build of Dolphin House.

Demolition



The long blocks consisting of 48 units from numbers 45 to 92 will be on a listing for demolition in Quarter 2 of 2022.

The local City Council project team will liaise with the residents through the Dolphin House Regeneration Board relating to Health and Safety issues. We will endeavor to use best practices throughout the process.

The demolition of Dolphin Park consisting of 44 units will be on a listing for demolition in Quarter 3 of this year. Again the City Council will endeavor to work with the community, the Regeneration Board and Fold Housing Association to oversee best practices are adhered to.

Other Maintenance Issues/Upgrades

The Dolphin House Estate Office have met with a contractor to discuss the Greening Strategy for Dolphin House which will include planter boxes, enhancement of common areas and consultation with resident groups.

Dublin City Council will have the new door for Block C1 delivered and fitted on Tuesday 1st February. The door company are just waiting on the lock. The Dolphin House Estate Office have also met with the door company to discuss the supply and fitting of the same type door to the other blocks to make each block more secure. The courtyard doors have also been discussed. Going forward, Dublin City Council Housing Team have discussed Ground Floor access with the Design Team for the new phase.

Painting of Block C1 commenced at the beginning of January with the two top floors now completed. The ground and first floor will be done when the new door has been fitted. Following this, the rest of the common areas in the new build will be done. New CCTV cameras will be fitted in the hallway and new post boxes have been ordered.

Painting of the railings around the complex will also be done during the year.

Dublin City Council are looking to include the rest of Dolphin House on the 2022 Painting Schedule.

DOG FOULING has become worse around the entire complex and is a real eye sore and unpleasant for everybody. Please do not let your dogs out alone to wander around the complex. Everybody who is a dog owner has a duty of care to keep dogs on leads when outside and to clean up after your animal. Dublin City Council will be contacting the Dog Wardens to monitor the complex. Please take responsibility and clean up after your dog!

Pest Control

If tenants discover a mouse/mice in their homes the responsibility lies with the tenant and not Dublin City Council.

If tenants discover a rat in their home it can be reported to Dublin City Council who will log the complaint with HSE Pest Control who will call out to assess the problem. If the HSE report to Dublin City Council that there is a maintenance problem in relation to holes/gaps allowing access to vermin, then we will look at fixing this. (Not included in the Hand Book)

Dublin City Council's Housing Maintenance Section is responsible for managing, repairing and controlling the City Council's rented housing stock.

It is responsible for structural repairs which include the following:

Roofs • External Walls • Floors • Windows

External Doors. Repairs to Doors and Windows is only if they become defective due to fair wear and tear and not as a result of willful or malicious damage. Also there are no repairs to windows or doors that the City Council did not fit.

In the Tenant Handbook under Maintenance and Repairs (pages 17 - 23), it sets out the Maintenance Issues that YOU AS THE TENANT are responsible for which includes the following:

Internal Repairs • Doors • External Repairs

Electrical Repairs • Plumbing Repairs

Cooking/Heating Appliances *(work by a qualified person)*

It is very important that every tenant reads their Tenant Handbook to be familiar with issues under Maintenance that they as the tenants are responsible for as our Maintenance Section is not responsible for everything in your home.

Tenants should also make themselves familiar with the other content headings in the handbook. Every household will be issued with a new handbook.

To report Maintenance Issues

Location	Days Open	Times Available	Contact Information
Dolphin House Estate Office	Monday, Wednesday and Friday	9:30 am - 12:30 pm	01 222 7821 01 222 8857
Housing Maintenance Section	Monday to Friday	9:00 am - 5:00 pm	01 222 2191 01 222 2212 Freephone Number: 1800 200 668 Email: maintenance@dublincity.ie
Sundrive Depot	Monday to Thursday Friday	9:00 am - 4:00 pm 9:00 am - 1:00 pm	01 222 6481
	The Afterhours Emergency number is		01 679 6186