

BALGADDY UPDATE

AREA COMMITTEE MEETING
25TH OCTOBER 2022

HOUSING VOIDS/TRANSFERS 2022 TO DATE

Status	Ready	In progress	Quotation Stage	Total
Number of Re-lets	0	7	15	22

Type	Allocations	Transfers
No. of New Tenancies	19	7

PLANNED MAINTENANCE- BALGADDY

- ❑ **Roofing Works** – Extensive roofing repairs completed at Foxdene Avenue at a cost of €250,000 – Additional works being prepared in Tor and Rí and Méile an Rí
- ❑ **Meter Box Covers** – Final phase of replacement of 37 units in Méile and Rí and Foxdene Avenue completed
- ❑ **Communal Areas** – Replacement of communal doors and fan lights to 3 communal doors on Foxdene Avenue ordered for installation November 2022. Additional security works being identified around the communal areas to improve property security and reduce vandalism
- ❑ **Bin Storage Areas** – Ongoing refurbishment of bin storage areas being carried out to reduce anti social behaviour

PAINTING/COMMUNAL AREA//TARGETED MAINTENANCE WORKS

- ❑ Tender evaluated for the external painting of 57 properties in Tor and Rí with works to commence November 2022
- ❑ Tender documentation is being prepared for external painting works and communal areas in Foxdene Avenue with works to commence in Quarter 1 2023
- ❑ Mechanical Ventilation to be installed in 16 apartments in Foxdene Avenue with contract issued
- ❑ Window and Door Replacement in Tor an Rí Walk

COMMUNAL AREAS – 22ND AND 29TH OCTOBER



COMMUNAL AREAS



ESTATE MANAGEMENT INITIATIVES



BALGADDY RESIDENT'S ASSOCIATION
PRESENTS

OUTDOOR FAMILY MOVIE NIGHT

COME AND ENJOY AN OUTDOOR MOVIE EXPERIENCE IN THE PARK WITH YOUR FAMILY.
BRING A BLANKET, EAT, TREATS & DRINKS TO SEE

HOCUS POCUS 2



► FRI OCT 28th | MOVIE STARTS 5PM | STRICTLY NO ALCOHOL ◀

  @ Méile An Rí Green  

**Halloween-Outdoor Family
Movie Night- Friday 28th
October 2022**

**Calisthenics- demonstration
event in Tymon Park -10th
November 2022**

**Balgaddy Working Group- 22nd
November 2022**

ESTATE MANAGEMENT-BETTER BLOCK FOUNDATION



PERMEABILITY ROUTES

- Tór an Rí & Méile an Rí to Thomas Omer Way
- Design fully accessible route
- ESB Networks & Public Lighting have agreed final design
- Tender documents to issue for both routes in November 22



NEW SOCIAL HOUSING & COMMUNITY CENTRE UPDATE

- Final Stage 4 approval received from by the DHLGH
- The build programme is approximately 24 months
- The community centre will be delivered in tandem with the final phase of housing
- Phased delivery, with first homes to be delivered in late 2023

