



Comhairle Contae  
Átha Cliath Theas

South Dublin  
County Council

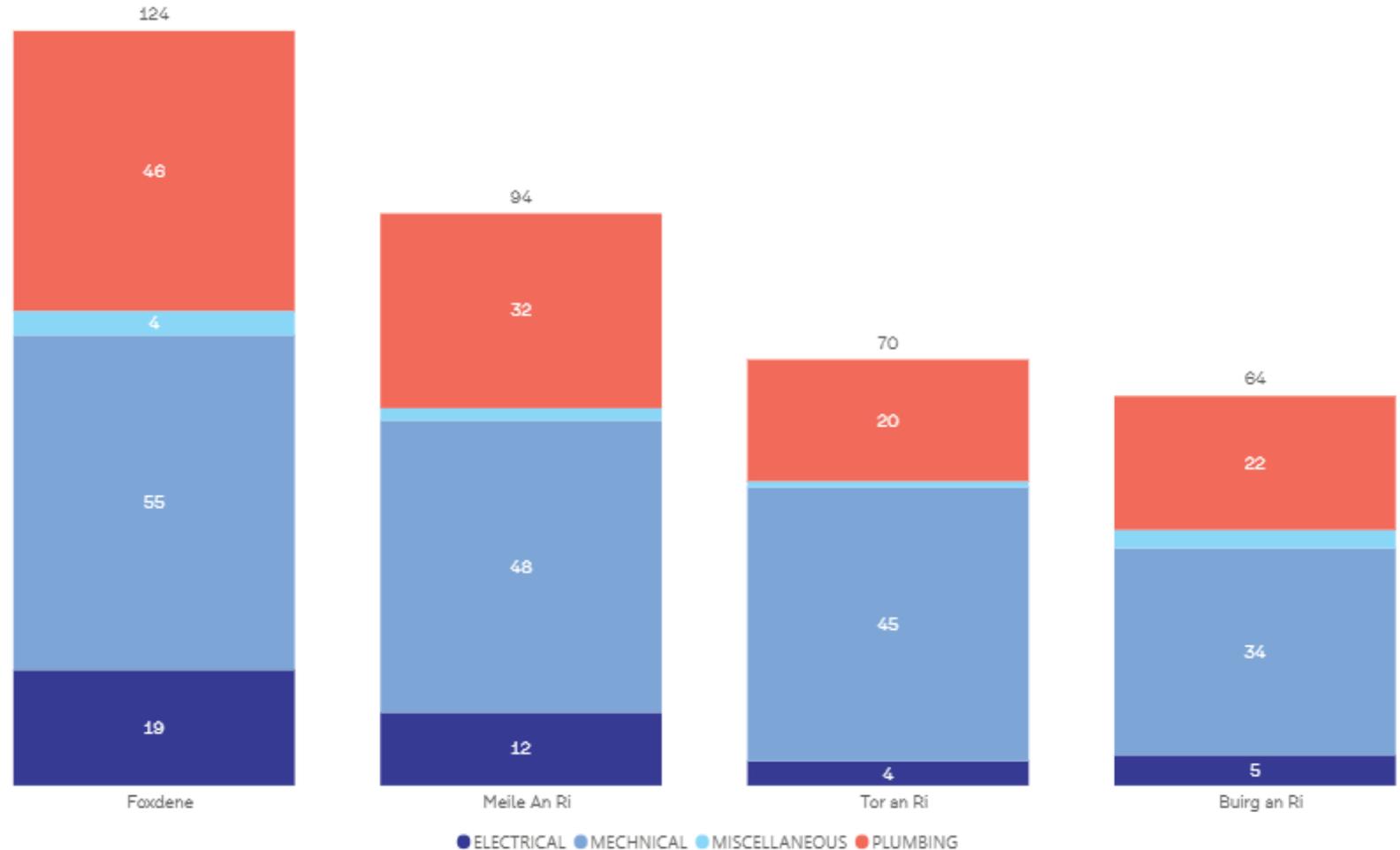
# Balgaddy Housing Update

Q3 2025 Report  
Housing Maintenance & Estate  
Management

SEPT 2025

# Response Maintenance Q3 2025

Work Order Completed Q3 2025  
Total 352



# Allocations and Relets Q3 2025

<b>Allocations</b>				<b>19</b>
<b>Pre - Works</b>	<b>Work in Progress</b>	<b>Ready for Allocation</b>	<b>Allocated</b>	<b>Total</b>
<b>3</b>	<b>3</b>	<b>9</b>	<b>2</b>	<b>15</b>

# Planned Maintenance

## Safety Works

Fire Detection and CO2 monitor works completed within 287 homes.

## Stock Condition Programme

Stock Condition surveys commenced Q4-2025

## Painting Programme

Painting works completed in communal areas at Meile An Ri Drive.

# Painting at communal areas in Meile An Ri

SDCC



# Planned Maintenance cont.

## Clean Up Works

Clean up of communal areas in Meile an Ri

## Meter Box Works

Servicing of 134 meter box doors completed

Frame and/or cover replacement on 16 doors

## Communal Door Replacement

Works scheduled to replacement communal doors in Meile An Ri in Q1 2026

## Bin Storage Works

Replacement of bin storage doors in Foxdene

# Meter Box Works



# Bin Storage Door Works

SDCC



# Clean up Works

SDCC





# Estate Management

# Estate Management Initiatives

- Following up on several complaints, intimidation and drug dealing in the wider Balgaddy estate. Actions available to the Council and the Gardaí are being taken by AGS and Anti-Social Community Safety Officers.
- Meetings with Senior Gardai and Ronanstown Youth Service have taken place to discuss anti-social behaviour, ongoing drug dealing and feuding in the area. Working to identify persons involved in the anti social – if identified as council occupants / tenants, action available to the council.
- Estate Management team supporting tenants – victims of alleged ongoing anti social at their homes.
- Estate Management are represented on the Balgaddy Action Group and Higher-Level Working group – meetings taking place quarterly. Next meeting to take place on December 9<sup>th</sup> in Balgaddy Community Centre.
- Draft Tenant Participation Strategy presented to Housing SPC – Balgaddy chosen as the Pilot area for the Strategy. For approval at the December council meeting.
- Stronger, more suitable security doors for communal areas sourced- awaiting installation date.
- Consultation ongoing with South Dublin Partnership for the extension of Connect 4 Project to the Balgaddy area.

# Estate Management Initiatives

- Joint housing maintenance and estate management approach continue where communal areas are monitored to ensure items do not accumulate. Records are kept and notification/warning letters to issue as appropriate.
- Clinics taking place in the Balgaddy Centre fortnightly with An Garda Síochána. Estate Management team in attendance at the Community Safety Forum Public Meeting.
- A Day of Action – meeting with the Waste Enforcement section and further discussion with An Garda Síochána to take place in the coming weeks to put the necessary preparations in place.
- Tenancy Audit commenced in Balgaddy ongoing – 100 plus homes complete to date.
- Garda / estate management weekly clinic takes place Thursday mornings in the Bush Centre, plans to relocate to the community centre.
- Estate management and housing maintenance liaising with residents regarding planned works to be carried out in Balgaddy
- Family Fun Day to take place 26<sup>th</sup> July 2025 supported by the estate management team.
- School Talks – Our Estate Management Team delivered a second round of talks in Devine Mercy Junior and Senior School on antisocial behaviour and tenancy obligations .
- Quarterly meetings ongoing with Community Development Team to share information

# Balgaddy Community Centre

The Regional Community Centre Board of Management continues to work on finalising the management structure for the Rowlagh, Neilstown and Balgaddy Community Centres.

Concurrently the introduction of a range of activities to help start address local community needs has commenced in the Balgaddy Community Centre, with space being provide for both local groups to operate from and through participation in a range of programmes being delivered by the Council's Community Dept.



# Balgaddy Higher Level Working Group

SDCC

- Independent Chair Liam Casey (Former Inspector Ronanstown Garda Station)
- Home School Liaisons from Devine Mercy Senior and Junior schools nominated to the Working Group – attending December meeting
- 3 meetings have taken place in 2025 to date.

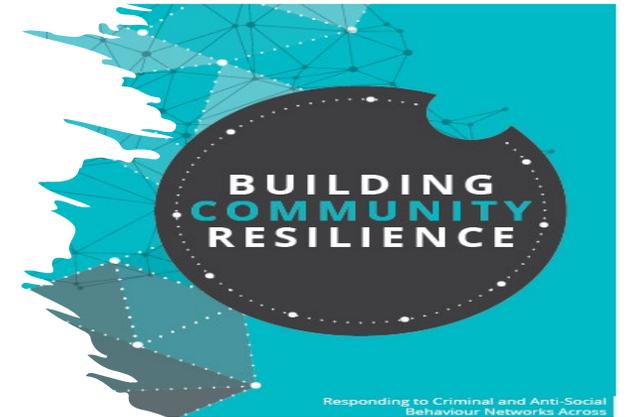
## Updates

- Meeting with Tusla and AGS to discuss the extension of the Connect 4 Programme to Balgaddy , a very positive step forward. Consultation ongoing with South Dublin Partnership. Discussion around future play programmes for younger children.
- Youth Service unit in Tor an Ri to reopen 27<sup>th</sup> November 2025
- Balgaddy Community Centre opened for some activities. Will fully open when Management structure is finalised.
- SDCC estate management team commenced Tenancy checks.
- An Garda Siochána door knocking exercise is ongoing –chance for residents to share information and discuss ongoing anti social issues.
- High presence of Gardai in the Balgaddy area.

# Balgaddy Working Group

The Balgaddy working Group was established to implement the recommendations outlined in the Community Crime Impact assessment undertaken in March 2021. Group meets on a quarterly basis. The membership consists of:

- Estate Management and Community Development Teams from SDCC
- An Garda Siochana (Ronanstown)
- North Clondalkin Community Development Programme
- Co- Ordinator from Clondalkin Drugs Task Force
- Ronanstown Crosscare
- Chair of Local Policing Forum
- DDETB
- Tusla
- South Dublin Partnership
- Devine Mery School



## Meeting Dates for 2025

- 20<sup>th</sup> February 2025
- 13<sup>th</sup> May 2025
- 9<sup>th</sup> September 2025
- 9<sup>th</sup> December 2025