



Comhairle Contae  
Átha Cliath Theas

South Dublin  
County Council

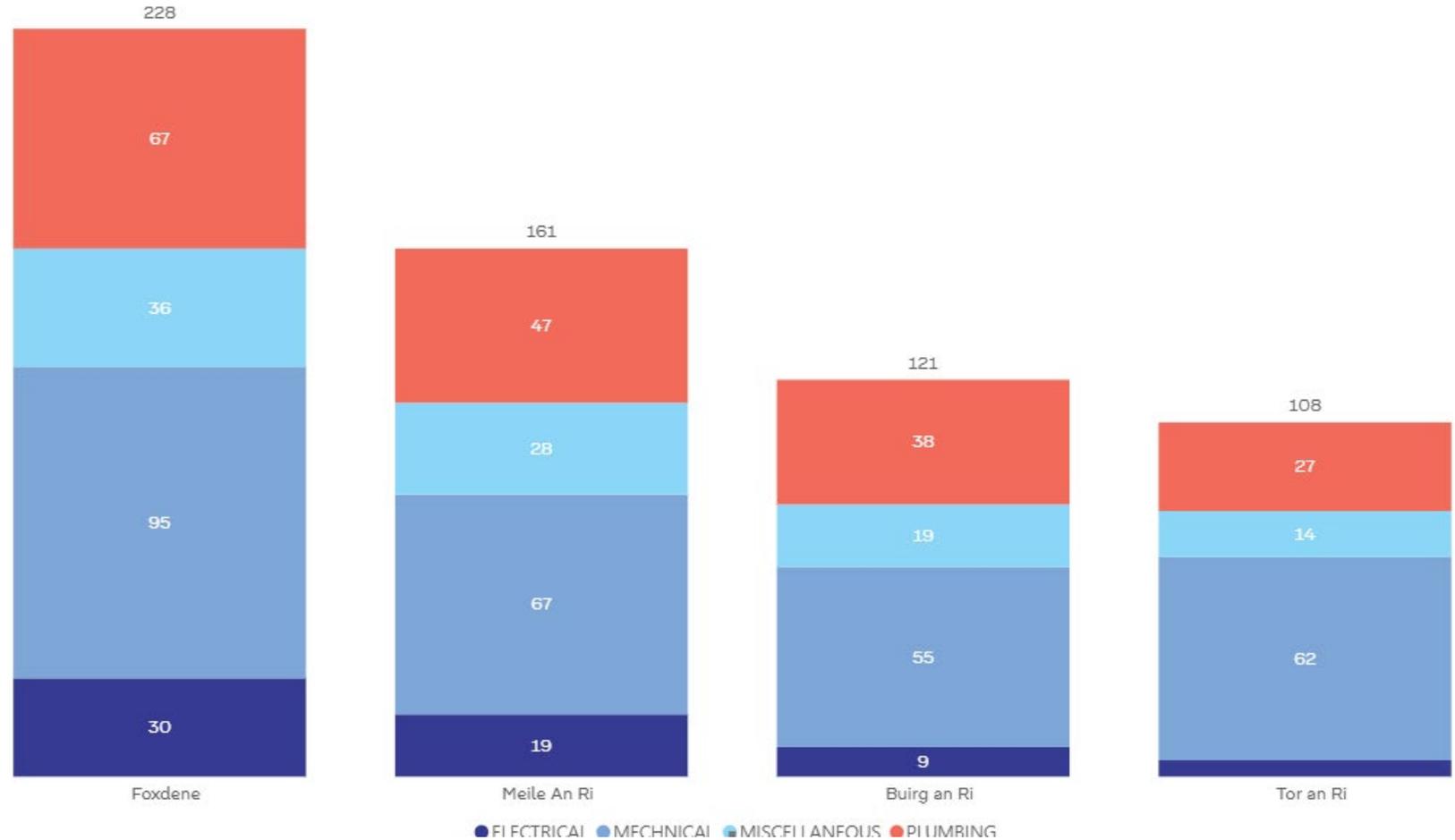
# Balgaddy Housing Update

Q4 2025 Report  
Housing Maintenance & Estate  
Management

24<sup>TH</sup> FEBRUARY 2026

# Response Maintenance Q4 2025

## Work Order Completed Q4 2025 Total 618



# Allocations and Relets Q4 2025

**Total allocations 2025**

**21**

## Status- Properties surrendered in 2025

Pre - Works	Work in Progress	Ready for Allocation	Allocated	Total
<b>0</b>	<b>3</b>	<b>3</b>	<b>9</b>	<b>15</b>

# Planned Maintenance- Stock Condition Surveys

## Stock Condition Programme

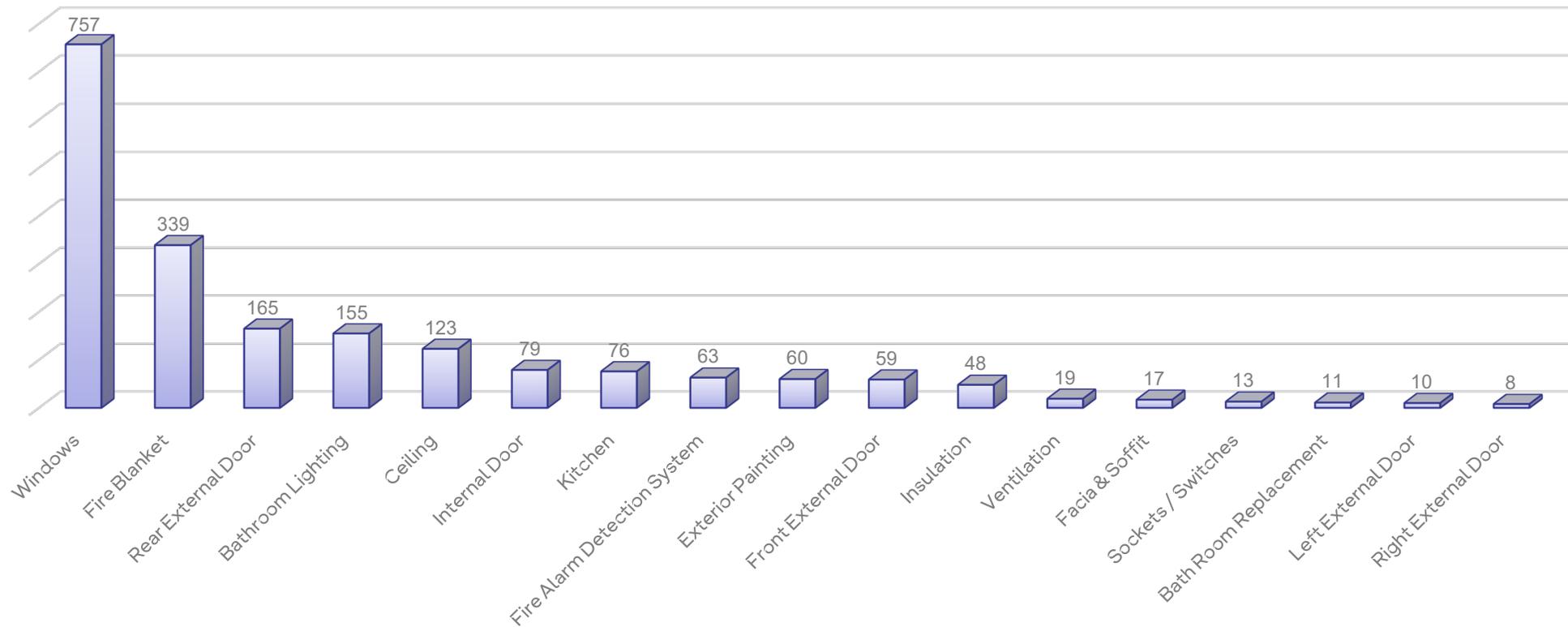
- Stock Condition Surveys commenced in 2025 with a focus on Balgaddy in Q4-2025 – 81% complete
- Completed Stock Condition Surveys by area:
  - Foxdene: 169
  - Buirg An Ri: 73
  - Tor An Ri: 40
  - Meile An Ri: 62



*High success rate of completed surveys*

# Planned Maintenance- Stock Condition Surveys

Balgaddy Stock Condition Survey -Replacement Items



# Planned Maintenance- Stock Condition Surveys

## Stock Condition Programme

- Windows and exterior door replacement investment priority for 2027
- 68% of replacements given a routine priority, 31% Urgent and <1% Emergency (heating system not working at time of survey)

Windows



Present  
Yes

Glazing Type  
Double

Note

Number of Windows  
1

Window Restrictors Present  
Not Present

Frame Type  
Timber

Reason  
Loose handles, Poor Seals, Frame, Window Restrictors

Moderate (5-10 years) Replace Routine

# Planned Maintenance General

## Exterior Painting Works

- 2025 works completed on 95 homes
- 2026 planned works within Meile An Ri Green/Drive and Buirg An Ri Glen

## Balgaddy Specific Funding

- Works completed on Child and Family Centre roof and Garden
- Communal area painting Meile An Ri Drive complete
- Meter box repair and replacement works 50 completed

## Communal Area Exterior Doors

- Works on communal doors at three apartment blocks due to commence Q1-2026

# General Maintenance Communal Areas

- Works carried out over three days within Q4-2025
- 24 bin storage areas upgraded
- Clean up at 5 apartment blocks, positively impacting 25 homes





# 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. The council continue to work to identify persons involved in the anti social – if identified as council occupants / tenants, action available to the council.
- A number of families were requested to attend investigation meetings and issued with tenancy warnings.
- 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. Four meetings planned for 2026 calendar year.
- Tenant Participation Strategy was approved at December council meeting – Balgaddy chosen as the Pilot area for the Strategy. Our Housing Officers are working on identifying persons in the community to get involved.
- More suitable security doors for communal areas have been sourced, to be installed week commencing 2<sup>nd</sup> March.
- 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 Siochana. Estate Management team in attendance at the Community Safety Forum Public Meeting. It was reported at the last CFM that there was a decline in the number of incidents reported to council and AGS.
- 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. Also, liaising with residents regarding planned works to be carried out in the area.
- Members of Estate Management Team and Administrative Officer attended and presented to the Local Policing Forum Public Meeting in November.
- Tenancy Audit commenced in Balgaddy ongoing – 100 plus homes complete to date.
- 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 Board of Management is currently finalising the Service Level Agreement (SLA) with the appointed service provider. This is progressing well, and once concluded, the provider will be in a position to formally commence management of the facility.

In the meantime, a comprehensive programme of activities continues to be delivered in Balgaddy, with strong participation across the community. There are also plans underway to further expand the offering as we move into the spring and summer seasons, ensuring an even broader range of opportunities for local residents.



# 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 in attendance at December meeting
- 4 meetings took place in 2025 as scheduled.

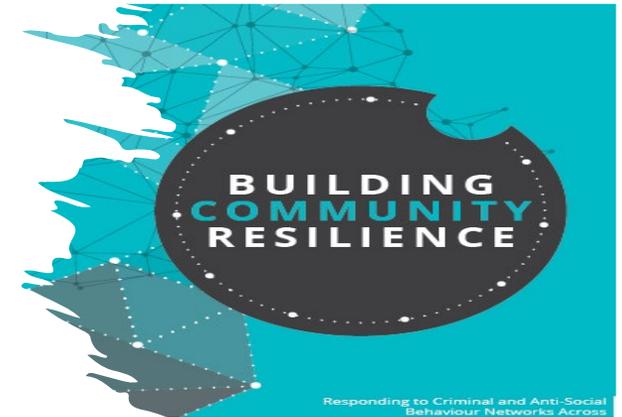
## Updates

- Number of complaints from residents have reduced.
- Estate Management Section have taken appropriate action on a number of tenants involved in anti social behaviour in the Balgaddy area.
- Community Section in consultation with South Dublin Partnership, Drugs Task Force and DDLETB regarding the extension of the Connect 4 Programme to Balgaddy.
- Youth Service unit in Tor an Ri reopened 27<sup>th</sup> November 2025.
- An Garda Siochána door knocking exercise was very successful–chance for residents to share information and discuss ongoing anti social issues.
- High presence of Gardai in the Balgaddy area. Set to continue in the short term.
- Discussions on the need for early age intervention, at primary school level, an education support working group to be established to look at high levels of school absenteeism in the Balgaddy area.
- Serious of council run programmes organised for April in the new community centre and green 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 Mercy School



## Meeting Dates for 2026

- 17<sup>th</sup> February 2026
- 25<sup>th</sup> April 2026
- 23<sup>rd</sup> June 2026
- 22<sup>nd</sup> September 2026
- 15<sup>th</sup> December 2026