



Comhairle Contae
Átha Cliath Theas

South Dublin
County Council

Balgaddy Housing Update

Q1 2026 Report
Housing Maintenance & Estate
Management

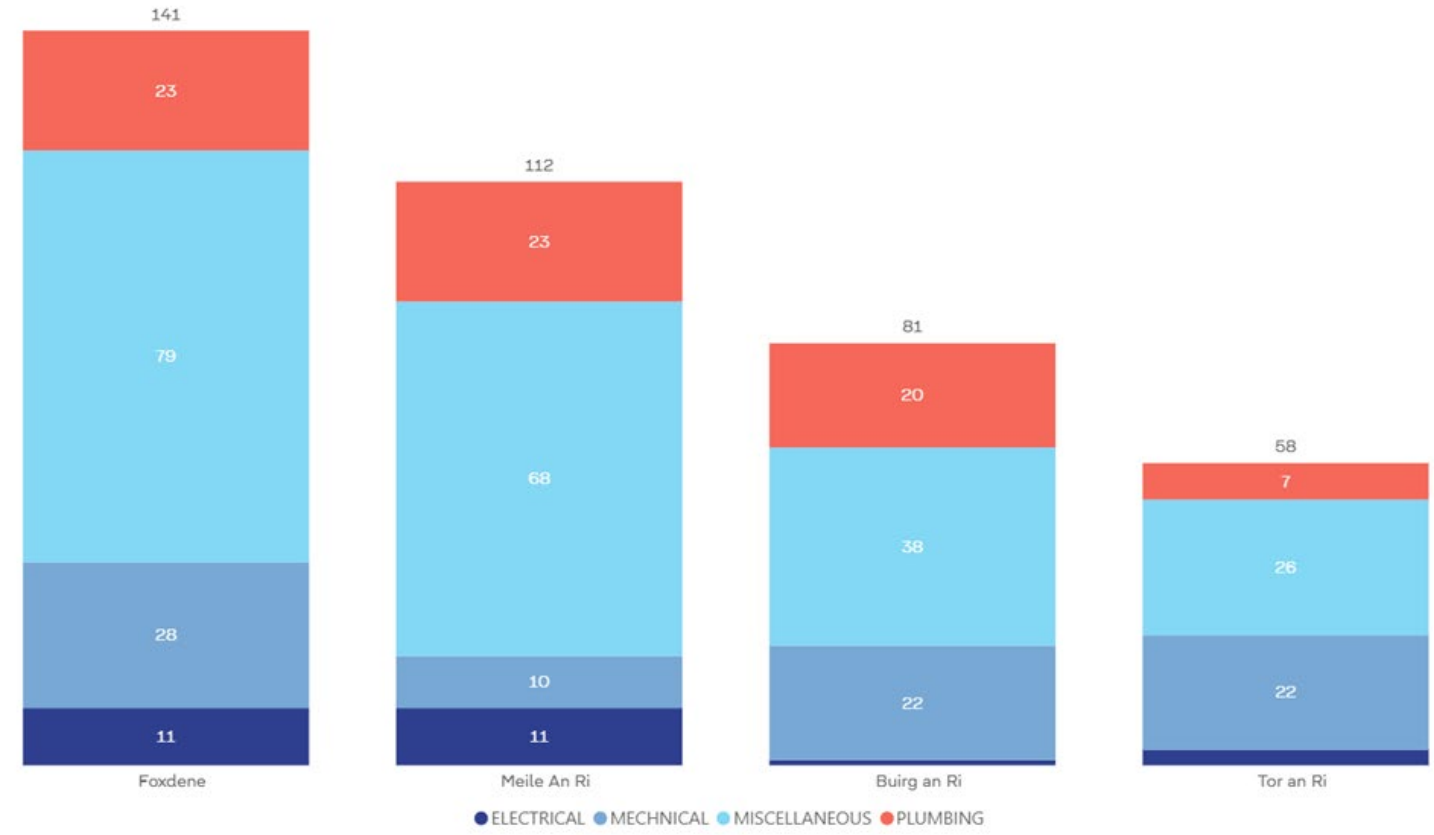
Q1 2026

Response

Maintenance

Q1 2026

Work Orders Completed Q1 2026 Total 392



Allocations and Relets Q1 2026

Total allocations 2026

5

Status- Properties surrendered in Q1-2026

Pre - Works	Work in Progress	Ready for Allocation	Allocated	Total
0	2	3	0	5



Planned Maintenance- Stock Condition Surveys

Stock condition surveys commenced in Balgaddy during Q4 2026. Progress to date is summarised below:

- **Foxdene:** 172 properties surveyed (86% access rate)
- **Buirg An Rí:** 73 properties surveyed (87% access rate)
- **Tor An Rí:** 87 properties surveyed (81% access rate)
- **Méile An Rí:** 119 properties surveyed (73% access rate)

[Photos](#) [Map Location](#)



Planned Maintenance- Targeted Funding

Of the 451 stock condition surveys completed 50 homes have been identified as requiring a range of improvement works to help prevent condensation in the properties. These works may include ventilation upgrades, window replacement, internal and attic insulation and roof repairs.

We have commenced works in the first 10 homes under our rolling planned maintenance programme.



This home benefitted from the installation of a new french door, ventilation upgrades and attic and internal insulation works

Planned Maintenance - Painting Programme

Before



After



Works have commenced within Méile An Rí.

A total of 43 homes across Meile An Rí Green, Drive and Road are scheduled for painting.

Upon completion of works in Méile An Rí, the programme will progress to Buirg An Rí Glen where works are scheduled to commence on 8 homes.

Planned Maintenance - Window and Door Replacement

- 16 homes have been issued to contractor for works in 2026
- 182 homes have been identified for inspection following stock condition surveys. These works will form part of the 2027 Window and Door Replacement Programme
- Window restrictors have been fitted in 26 homes

Estate Focus- Communal Areas

- Housing Maintenance team carried out external works over two days during Q1 2026
- 11 bin storage areas upgraded
- Clean up works across five apartment blocks, positively impacting 31 homes
- Three new high quality communal area doors have been installed to enhance durability and security



Estate Focus- Communal Areas

Foxdene Avenue

SDCC





SDCC in partnership with Energycloud will provide free hot water for council tenants in Méile An Rí, Tor An Rí and Buirg An Rí.

The scheme works by harnessing surplus wind energy that would otherwise be wasted. Energycloud installs a smart immersion controller in each participating home, allowing excess renewable energy to be diverted directly to the tenant's hot water tank at no cost. Turning unused renewable electricity into practical benefits for households.





Estate Management

Estate Management Initiatives

- Meetings with Senior Gardai and Ronanstown Youth Service continue, discussing 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 is taken by the Anti-Social Behaviour Community Safety Officers.
- A number of families attended investigation meetings and were issued with tenancy warnings. These continue to be monitored closely.
- Housing Officers continue to attend monthly meetings with the Balgaddy Residents Association.
- Estate Management are represented on the Balgaddy Action Group and Higher-Level Working group. Two meetings have taken place so far with a further three planned for 2026.
- Our Tenant Participation Strategy was approved at December council meeting – Balgaddy chosen as the Pilot area for the Strategy.
- More suitable security doors for communal areas have been sourced, three have been installed with a further two on order.
- Consultation ongoing with South Dublin Partnership for the extension of Connect 4 Project to the Balgaddy area.

Estate Management Initiatives

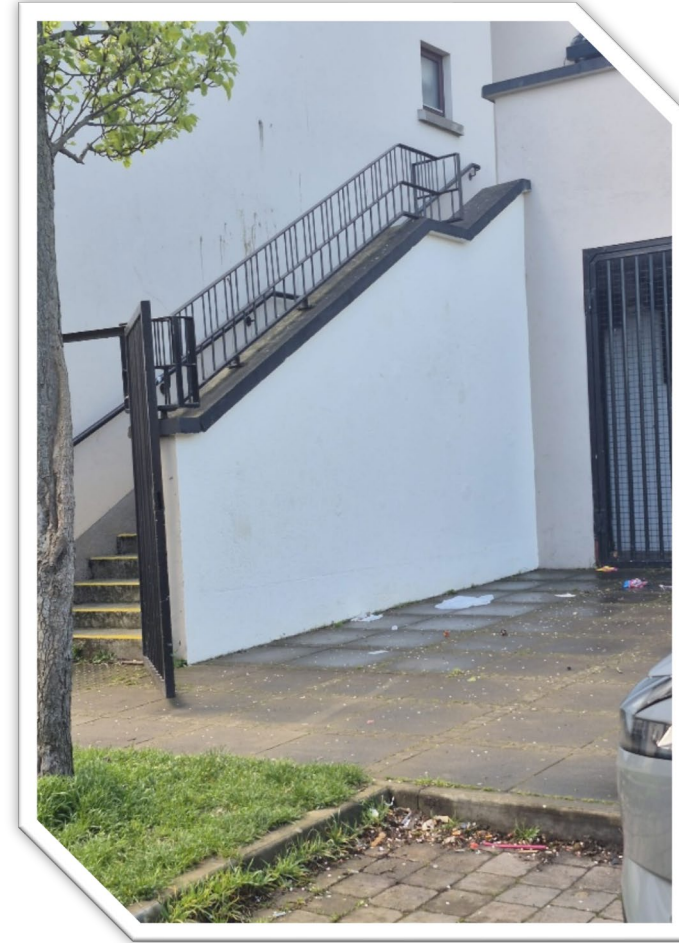
- Joint housing maintenance and estate management approach continue where communal areas are monitored to ensure items do not accumulate. Records are kept and notification/warning letters to issue as appropriate. Also, liaising with residents regarding planned works to be carried out in the area.
- Fortnightly clinics taking place in the Balgaddy Centre on Thursday mornings with An Garda Síochána.
- Housing Officers supporting our Community colleagues with a series of organised events and programme of events from April 11th 2026 in the new Community Centre and Meile an Ri green area
- Members of Estate Management Team attended the public meeting and launch of the Local Community Safety Partnership on 14th May. This was a well attended and informative event.
- Tenancy Audit 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. These talks are being received well, with great interaction from the children, therefore we will continue the roll out of these talks in the next school calendar year.
- Quarterly meetings ongoing with Community Development Team to share information and ideas.

Proactive Estate Management Works & Initiatives



Balgaddy Planting

Proactive Estate Management Works & Initiatives



Balgaddy Painting

Tenant Participation Strategy Launch

Mayor Cllr. Pamela Kearns will launch our Tenant Participation Strategy on 10th June, at 11.30am in the Balgaddy Community Centre with a short presentation delivered by the Estate Management Team.

What's next in the process for Balgaddy

- A series of public meetings to be arranged in September with round table discussions with tenants on local issues and establish key objectives, goals and targets for the Balgaddy area.
- Identify key local players – formation of the local working group.
- Develop and circulate a tenant participation survey to all tenants living in the Balgaddy area.
- Develop a Local Action Plan with achievable actionable goals and timeframes and measured outcomes.

Balgaddy Higher Level Working Group

- Independent Chair Liam Casey (Former Inspector Ronanstown Garda Station)
- 5 meetings scheduled in 2026.

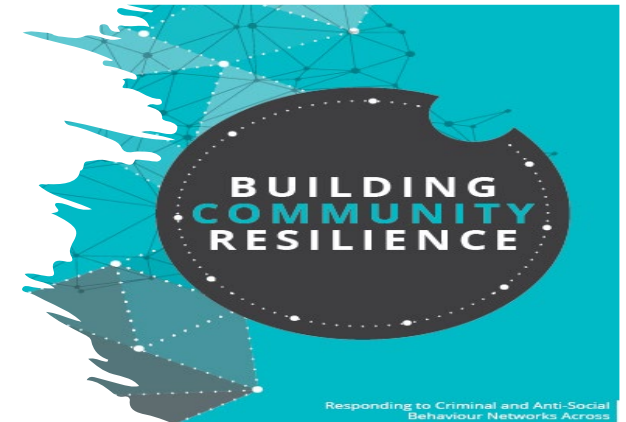
Updates

- 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.
- Since the reopening of the Youth Service unit in Tor an Ri, it has been reported that this is well attended and utilised by the community.
- An Garda Síochána have increased presence following successful operation Irene, by way of additional patrol on bicycles.
- Discussions ongoing 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.
- Series of council run summer programmes being organised with our Community Department colleagues to take place at 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

- 17th February 2026
- 25th April 2026
- 23rd June 2026
- 22nd September 2026
- 15th December 2026