

COMHAIRLE CONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL



MEETING OF TALLAGHT AREA COMMITTEE

Monday, June 22, 2026

MOTION NO.2

MOTION: Councillor L. Dunne

"This Area Committee acknowledges that some remedial works have recently been undertaken in response to concerns raised by residents of Mac Uilliam Lane. However, significant issues remain unresolved. Therefore, this Area Committee calls on Management to engage with residents, carry out a comprehensive inspection of the building, and develop a clear action plan to address the outstanding concerns?"

REPORT:

In 2024, the Council carried out a significant refurbishment programme at the Mac Uilliam Lane apartment block following its return from management by an Approved Housing Body. The works included external and internal painting, replacement of windows and doors where required, insulation works, upgrades to electrical and fire safety systems, heating system improvements and the installation of mechanical ventilation.

Following reports of maintenance issues within the block, the Senior Clerk of Works recently carried out visual inspections of a number of properties where access was provided. These inspections did not identify any structural or safety concerns. A small number of minor repair items were noted, and these have been scheduled for completion.

All windows and apartment doors were surveyed prior to occupation, and any necessary repair or replacement works were completed prior to allocation. A further reinspection of all properties took place in April this year. All defects identified during that process have been referred to the area contractor for repair or replacement. Windows and doors requiring replacement have been measured and ordered and will be installed as soon as the materials are delivered.

Cleansing works to the communal areas have also been completed following vandalism. In addition, a more robust and secure communal entrance door, incorporating a self-closing mechanism, has been procured and is scheduled for installation in the coming weeks. This will improve security at the entrance to the apartment block and help reduce the potential for unauthorised access and damage. Tenants are also reminded to ensure that the communal entrance door is securely closed when entering or leaving the building.

Gutters and drainage channels to the front of the building have been cleared and repaired to address reported drainage concerns.

We will continue to monitor the block closely and engage with residents as required. The remaining properties will be inspected where access is made available, and any further issues identified will be assessed and addressed in a timely and appropriate manner.



