

COMHAIRLE CONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL



MEETING OF TALLAGHT AREA COMMITTEE

Monday, Monday 21 September 2026

QUESTION: Councillor K. Keane

"To ask this committee to provide a report including the work carried out, who the contractor was and what oversight /inspection took place before sign off on and allocation took place on the recent refurbishment at McUilliam Lane Fortunestown?"

REPLY:

In 2024, the council commenced a refurbishment programme at Mac Uilliam Lane involving nine apartments, following the return of the apartment block from the management of an Approved Housing Body. The programme included internal and external painting, replacement of windows and doors where required, insulation works, upgrades to electrical and fire-safety systems, improvements to heating systems, and the installation of mechanical ventilation.

Arthurstown Construction was appointed as the contractor responsible for carrying out the refurbishment works. Throughout the construction period, regular inspections were undertaken by our in-house team comprising of our Senior Clerk of Works, Mechanical Inspector and Electrical Inspector, under the overall supervision of the Senior Executive Engineer. On completion, the apartments were subject to a final inspection and sign-off by the Foreman of Works before allocation. At that stage, all properties were confirmed as meeting the applicable minimum rental standards.

Unfortunately, shortly after the refurbishment works had been completed, unauthorised access was gained to the communal areas of the apartment block. Damage was caused through vandalism, notwithstanding that these areas had been completed and inspected as part of the refurbishment programme. The resulting damage was assessed, and the necessary remedial works were arranged.

Following occupation, the properties were reinspected to identify any outstanding issues that became apparent after tenants had moved in. Minor defects and snagging items identified during these follow-up inspections were recorded and rectified. Any further maintenance matters reported by tenants continue to be assessed and addressed through the Housing Online (HOL) portal which provides housing customers with a secure, mobile-friendly self-service platform that is available 24 hours a day, 7 days a week.





