



Comhairle Contae
Átha Cliath Theas

South Dublin
County Council

Mac Uilliam Estate

Housing, Community and Public Realm

2026 REPORT

380 homes, constructed in the early 2000's. Construction at Mac Uilliam Heights completed in 2019

SDCC assumed maintenance responsibility for seven apartment blocks comprising of 51 homes from an AHB in Sep 2025

Significant investment in capital works, communal areas and individual apartments has improved accommodation standards and enhanced the residential environment





Apartments: 35 apartments upgraded or scheduled for works, including new windows and doors, kitchens, bathrooms, ventilation and heating system repairs and replacements.

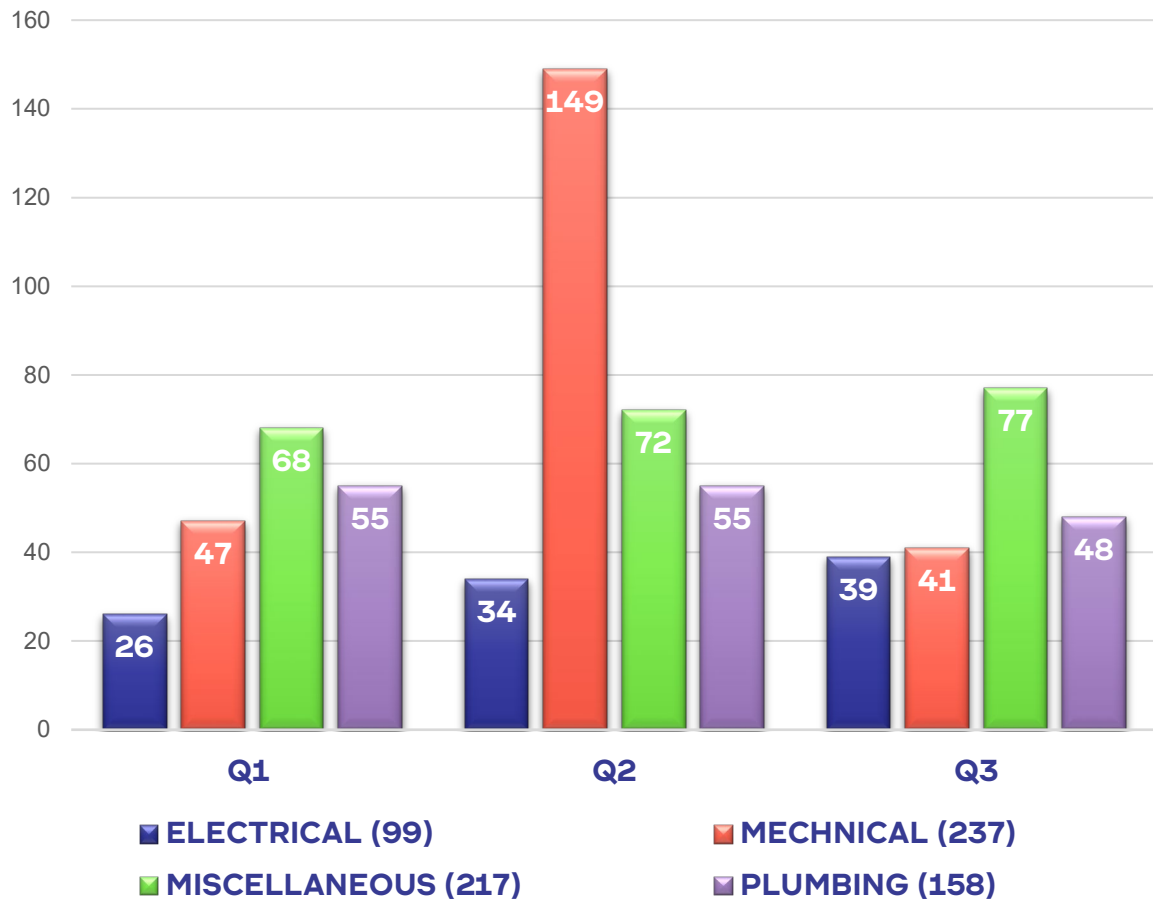
Communal areas: painting programme, repairs and replacements to flooring and handrails. Improvement works to access systems.

Fire safety: Upgrades to fire safety measures, alarm systems and emergency lighting.

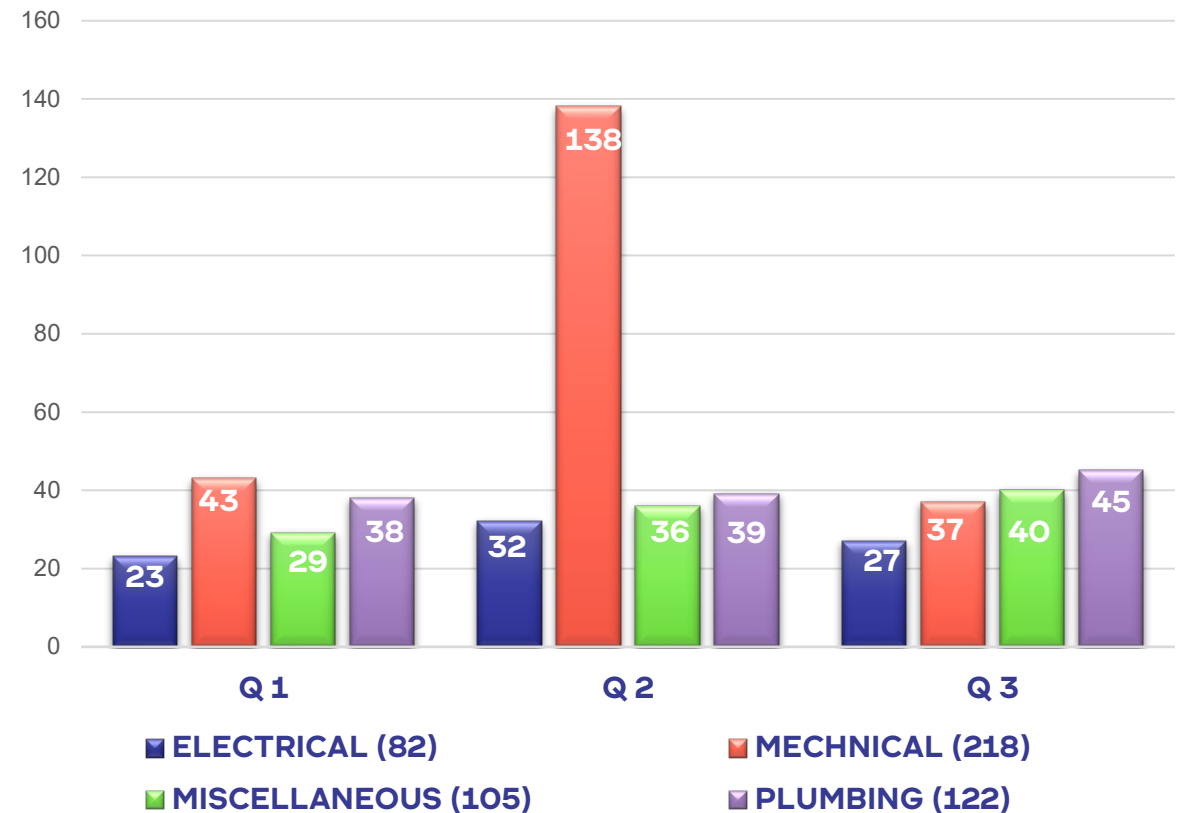
Response Maintenance Q3 2026

SDCC

Work Orders Raised Total 711



Work Orders Completed Total 527



Allocations: 15 & Relets: 6

SDCC







Stock Condition Surveys

1

Surveys are scheduled for November and December. Tenants will be notified by letter in advance.

2

The surveys will assess homes and identify required replacement and upgrade works.

3

Works may include windows and doors, kitchen units, ventilation improvements, and any other works needed to maintain the required standard.

4

Works identified will form part of future maintenance programmes.

Mechanical Ventilation & Energy Cloud Initiatives

SDCC



Mechanical ventilation installed in 46 homes home's since July 2024.

The units provide continuous, energy-efficient ventilation and automatically respond to elevated humidity levels.

These works aim to improve indoor air quality and reduce condensation.



Housing Department in collaboration with our Climate Action Team and Energy Cloud have invited over 300 tenants to avail of a scheme that allows excess renewable energy to be diverted directly to a tenant's hot water tank. Energycloud installs a smart immersion controller in each participating home.

To date, 147 installations have been completed across the county providing more than 500 tanks of free hot water at no cost.

Painting Programme 2026

SDCC

- **Programme scope:** 200 homes within 15 apartment blocks
- **Estate Improvements:** Enhances the appearance of buildings and communal areas
- **Property protection:** helps preserve the condition of our housing stock and supports long-term maintenance





Windows and Doors Programme

SDCC

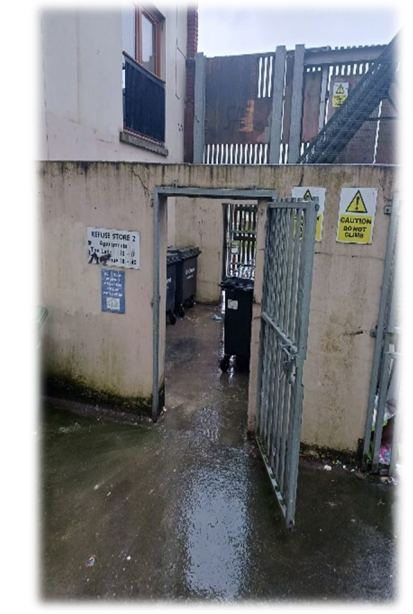
- More than 25 window & door replacements completed
- New communal doors and frames installed in selected apartment blocks
- Phased communal area improvements programme across 15 blocks
- Enhanced security, energy efficiency and visual appearance
- Future investment priorities informed by Stock Condition Survey
- Targeted evidence-based approach to prioritising replacement works



Estate Focus - Communal Areas

SDCC

- Regular communal area inspections
- Dedicated estate improvement funding
- Commencement of window cleaning programme
- Ongoing maintenance and repair works
- Direct labour clean-up initiatives
- Enhanced estate appearance and resident experience



Estate Management

SDCC



- Meetings with Senior Gardai and Anti-Social Behaviour Community Safety Officer are ongoing, discussing anti-social behaviour, criminal activity in the area.
- Pre-tenancy training and up to three tenancy checks carried out by Housing Officers to new tenants
- Housing Officers and Anti-Social Behaviour Community Safety Officers take enforcement action as available to the council when required. 11 Tenancy Warnings and 8 requests for interview have been issued to date in 2026.
- Monthly interagency meetings with An Garda Síochána, South Dublin Partnership, Connect 4 and Barnardos. Attended Residents Association meetings up until May 2026.
- West Tallaght Community Safety Forum Meetings
- 4 robust doors for communal areas have been installed to date

- 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.
- Fortnightly clinics taking place in the Citywest Community Room on Wednesday evenings with An Garda Siochana.
- Housing Officers supported several organised events, cleansing, planting and painting programmes throughout the estate.
- Meetings take place with Community Development Team to share information and ideas.
- Estate Management support local 'Clean Up Days' last took place in May 2026
- Consultation with residents was carried out regarding the successful relocation of the Multi Use Games Area
- Tenancy Audit was carried out in Q4 25 and Q1 26 by the team to meet with tenants, identify issues or concerns and ensure that tenants are aware of their obligations and not in breach of tenancy

Public Realm - Open Space Investment

SDCC

- Upgraded walking and exercise loop with improved footpaths and public lighting
36 mature trees planted, increasing canopy cover and biodiversity
Extensive bulb planting enhancing visual appeal and supporting pollinators
- Relocated MUGA delivered following extensive stakeholder engagement and opened in 2025
- Facility includes multi-sport goals, basketball hoops, seating, lighting and accessible connections
- New outdoor calisthenics gym installed with pull-up bars, rings and bodyweight exercise equipment
- Supported through Active South Dublin initiatives promoting health and wellbeing
- Continuous maintenance programme including grass cutting, litter picking, sweeping, tree maintenance and inspections



Public Realm - Open Space Investment

SDCC





Family Fun Days 2023 – 2025

SDCC



Creative Places MacUilliam:

- Current projects: Book project for children and a short film/spoken-word piece with residents about living in Mac Uilliam
- Summer camps in Rua Red and 4-week sensory play program delivered in Scoil Aoife. A community mural completed.

Garda & Community Safety Updates :

- Anti-social behaviour reduced but focus remains on drug-dealing hotspots.

Connect 4:

- Anti-social behaviour hotspot has changed but notable rise of fires on the green

Foróige:

- Summer program and activities included weekend trips, a Foróige-wide Youth Day, and a "Week of Fun". Safe Online Engagement programme delivered.

YMCA:

- local summer projects held in Mac Uilliam and Brookfield, with trips to Emerald Park and Zipit. Morning drop-in with 16 families from MacUilliam registered with PACT.

SDCP:

- Make Up Your Mind course starting 4th November in Scoil Aoife for women living in Mac Uilliam. 80 children and adults from Mac Uilliam attended Emerald Park Trip in August.

Mac Uilliam Women's Support Group:

- Menopause support program delivered and upcoming intercultural connections project with Tallaght Travellers.

Mac Uilliam Food Bank:

- Working towards opening in January 2027.

Sláintecare Healthy Communities

SDCC

Mac Uilliam is located within the West Tallaght Sláintecare Site

Slaintecare Seed Funding: €87,879
installation of MUG

Sláintecare Healthy Communities
Enhancement Fund 2022:

Funding €70,000 – installation of
Walking route



Department of Justice Community Safety Innovation Fund 2023

SDCC

Healthy South Dublin and
Sláintecare Healthy Communities
Tallaght secured €98,460 under
this grant scheme.

Generations Connections
MacUilliam
Duration – 1 year delivery

Grant breakdown

€50k: Installation of streetlights on
the green
€36k: Tallaght Community Arts for
‘Light Up MacUilliam’ programme
and event
€12,460: Delivery of health and
wellbeing initiatives throughout the
year

