



# BALLYMUN

## REGENERATION NEWS

DECEMBER 2003 ISSUE 31

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*Merry Christmas  
and a  
Happy New Year*

**HEALTH & SAFETY**  
If you see anything outside of  
working hours that you are  
concerned about on the building  
sites please contact Ballymun  
Gardaí at 01-6664400



Dublin City  
Baile Átha Cliath



*Entrance to the proposed Shopping Centre*

## DEMOLITION UPDATE

**I**t is taking longer than we thought to survey the empty blocks, to carry out risk assessments on the safest options for demolition and to agree a methodology plan with the contractor and the relevant authorities but we expect to be ready to start the demolitions in Spring 2004. A detailed schedule is currently being drawn up. In the meantime hoarding off and 'soft stripping' of vacant blocks will continue.

"Uniquely, the regeneration programme involves building new homes before we start knocking anything down," confirms Ciaran Murray, Managing Director, Ballymun Regeneration. "1500 homes have already been completed or are under construction, the swimming pool is due to open in early 2004 and people are living in Ballymun's first ever private apartments within the successful Civic Centre complex."

So far, 600 families have moved into new homes and since July contractors have removed all materials that can be recycled from their empty flats. Two of the 4-storey flat blocks at Shangan have been "soft-stripped" of all furnishings, sanitary fittings, windows and doors, etc. Specialist treatment is required to remove hazardous waste prior to demolition. This includes

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asbestos containing materials such as insulation boards which have to be removed by specialist contractors, pipe laggings, mercury switches and fluorescent light tubes which are hazardous if broken.

All of the flats, including Pearse Tower, will be demolished using specialist mechanically operated

machines. Originally it was proposed to take down Pearse Tower with explosives but this is not feasible as many of the new homes and buildings like the Civic Centre and AXIS on the Main Street are now built and are fully occupied close to that tower. It is also less disruptive to residents and more cost effective to demolish the blocks mechanically.

## Contact us

Ballymun Regeneration has recently restructured its operations to improve communication and consultation with the public regarding all aspects of the regeneration. One change is that this newsletter, Regeneration News, will become a regular monthly publication distributed to all homes during the first week of each month from now on.

A new home means a new start, so Ballymun Regeneration has now allocated groups of staff to work in teams on specific areas of the regeneration to deal with queries on the phone or in person. We will introduce you to the staff on key teams in this and coming newsletters.



Amanda Prendergast and Sinead Conlon

### The Allocations Team

The Allocations Team will work with tenants who are being assigned a new home. Michelle Murray, Sinead Conlon and Amanda Prendergast will:

- **Meet with tenants to determine the area they would prefer to move to**
- **Assign tenants to a scheme and identify a particular unit for them to live in**
- **Establish tenants' choices regarding their new kitchen, type of fireplace, paint and garden plants**
- **Organise and attend site visits to let tenants see their new home as it is being constructed**

### • Answer general queries about new homes.

The Allocations Team can be contacted by calling to the 3rd floor Civic Centre or by phoning 01-675 5648 /675 5652 /675 5649



Aine Cronin, Linda Hoey and Helena Jansson

### The Communications Team

The Communications Team is now the main channel of information between Ballymun Regeneration and the local community. Aine Cronin, Linda Hoey and Helena Jansson will:

- **Manage consultation with residents**
- **Attend meetings of the Neighbourhood Forums**
- **Deal with issues arising from community group meetings**
- **Manage this newsletter - Regeneration News**
- **Inform Ballymun Regeneration Management Team of issues raised at local meetings**

The Communications Team can be contacted by calling to the 3rd floor Civic Centre or by phoning 01-675 5662 /675 5653 /675 5651

### Ballymun/Finglas Leisure Centre Consultation Workshop

Community representatives from Finglas and Ballymun are working together to develop a profile of users of the centres and expectations. More in next month's issue.



Ballymun/Finglas Leisure Centre Consultation Workshop



Gateway housing almost complete

### Regeneration update

- Nearly 600 families have moved into their new homes.
- A further 902 units are currently under construction.
- Two of the five designated landscaped parks are currently under construction.
- 5 schemes (291 units) are currently at the planning stage.



Residents have recently moved into their new homes in the New Horizons Co-op development in Sillogue

## Implementing play strategy

As part of its Play Strategy for local children, Ballymun Regeneration has appointed Debbie Clarke as Play Development Worker. Debbie will work with Parents, Youth Workers, Childcare Workers, Community Groups, Schools, relevant agencies and local Children to raise awareness of the value of play and play opportunities in Ballymun, develop resources and provide practical support to groups of parents who want to work directly with children.

She will also evaluate changes or improvements in play provision and develop a Play Forum of interested people regarding play opportunities in Ballymun to link into a citywide network. The role includes consulting with parents and children regarding playgrounds and play areas and setting up a programme of activities to increase people's awareness of local play opportunities.

You can contact Debbie Clarke, Play Development Worker at Ballymun Regeneration Ltd, Civic Centre, Main Street, Ballymun, telephone 01-675 5609.



Debbie Clarke

## News briefs



### Gap springs into action

Cllr Royston Brady, Lord Mayor of Dublin, joined GAP and several of Whiteacre's younger residents to kick-off 'Spring Into Action', the newest environmental project by Ballymun residents and GAP to distribute 10,000 daffodil and tulip bulbs free to householders. Bulbs were given out throughout Ballymun on a "first come first served" basis with volunteers on-hand to assist residents with planting.

### Environment award for Ballymun

GAP Ballymun scooped an award again this year at the prestigious ESB/CVI Community Environment Awards. This year's award, in the School's Programme Youth Category, was for GAP's "Action in Schools" programme that encompasses projects like the wildlife gardens in Virgin Mary School and paper recycling in Ballymun Junior Boys Comprehensive.

The prize fund is being invested by GAP to further develop the School's Programme and for innovative projects to make local youth environmentally aware. Lynn Scarff, Schools Officer with GAP, was presented with the award by Environmentalist David Bellamy and Brid Tunney from the ESB.

### Greener Ballymun

GAP Ballymun thanks the 229 householders who have made 978 visits to the Shangan Recycling Centre since it opened in February, 2002. People can bring glass jars and bottles, plastic bottles and bags, food tins, drinks cans, newspapers and cardboard to the Recycling Centre. Residents sort the materials which are collected by Dublin City Council for recycling.

GAP is currently undertaking a public education and awareness initiative to help householders to reduce their waste and therefore save money by using their Green Wheelie Bin to its full potential. Residents who have a green wheelie bin should "feed" it:

- **waste paper, including newspapers, magazines and junk mail**
- **beer and soft drinks cans**
- **light cardboard like pizza / cereal / babyfood boxes**
- **food tins - such as beans / tuna / soup tins.**

### Targeting anti-social behaviour

There are now seven security cameras in Ballymun to specifically monitor anti-social behaviour. Some of these cameras are mounted on tower blocks and others on poles to enable them to cover a 360-degree range. The cameras are linked to a company called Consec who monitor them 24 hours a day and in turn report any anti-social behaviour to An Garda Siochana.

Because of the way Ballymun is changing with many low-rise homes at various stages of planning and construction, Ballymun Regeneration is paying for the security cameras to be moved. Ballymun Regeneration is liaising with Consec to ensure that the cameras are working to their maximum capacity so that locations where anti-social behaviour is particularly evident are monitored. It is anticipated that given the increased levels of surveillance that more individuals will be identified and made accountable for their actions in the future.