



BALLYMUN

REGENERATION NEWS

FEBRUARY 2004 ISSUE 33

INSIDE

- Poppintree Courts Proposed Refurbishment
- Moving from the Flats, 3 Unique Art Exhibitions
- Horticultural Training Opportunities
- Monthly Competition



Horizon Co-operative housing

BALLYMUN HOUSING OPPORTUNITIES

There's good news for anyone wishing to buy a house in Ballymun as there are now a range of affordable housing and co-operative housing schemes planned or underway for the area. Ballymun Regeneration Ltd and Ballymun Neighbourhood Council have established a joint register to manage expressions of interest for co-operative and affordable housing opportunities, so if you're interested in buying a house in the area and feel you need advice contact Mary Woolhead at Ballymun Regeneration on 01-675 5618 and get your name on the register. Currently 185 people have registered

Housing Register Opportunities

- Voluntary Housing - HAIL dwellings in Coultry are due on stream shortly. These dwellings are for rental only and there is no right to buy.
- Emerald Housing Co-operative - an environmental co-operative

continued page 2

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

continued from page 1

- National Association of Building Co-operatives NABCo plans to build approximately 80 homes in Ballymun
- Ballymun Regeneration Ltd is incorporating affordably priced housing into future housing developments.

Shared Ownership

People on low incomes, who would not otherwise qualify for a mortgage can apply for shared ownership under Dublin City Council's Shared Ownership Scheme. The purchase price of the house is financed by part rental and part mortgage equity. The shared ownership scheme is particularly suitable for people buying co-op housing as the banks are unlikely to provide mortgages on properties with a local authority clawback on the profit from sale.

Housing Co-operative

Co-operatives are associations of people united voluntarily to meet their common needs and aspirations through jointly owned and democratically controlled enterprises (International Co-operative Alliance). Housing co-operatives are a distinct form of not-for-profit mutual housing associations working to relieve housing needs for the benefit of the community. The members buy the homes provided by their co-operative.

Ballymun Co-operatives

Ballymun Neighbourhood Council (BNC) has been assisting a group of people in Poppintree to develop a co-

operative called the Newtown Housing Co-operative. The majority of Newtown Housing Co-operative members are people living in Poppintree who are not necessarily Dublin City Council tenants. According to co-operative guidelines agreed by BRL and BNC, at least 50% of the co-operative members must be Dublin City Council tenants. Newtown Housing Co-operative is now looking for 12 to 14 Dublin City Council tenants in order to comply with this guideline.



HAIL voluntary housing in Coumry

If you are a tenant in a flat who are in a later phase, and who may be interested in the Newtown Housing Co-operative opportunities, please contact Noel Martin or Siobhan Guyatt, on 01-883-2154.

Poppintree Courts proposed refurbishment



Aerial view of courts

Ballymun Regeneration Ltd (BRL) is exploring the possibility of refurbishing a section of Poppintree Courts that includes Crannogue Road, Doon Court, Druid Court, Graigue Court, Knowth Court and Termon Court. This exciting project was the outcome of

the Masterplan Review 2003 which identified a number of recurring design and social problems.

Ciarán Murray, Director, Ballymun Regeneration Ltd said "that the proposed refurbishment aims to address these design and social problems. The refurbishment will include; upgrading services, improving landscaping, building new houses on land prone to anti-social behaviour, demolition of archway houses and opening up the courts to car access. The closure of back lanes will enlarge rear gardens and improve security. Overall, the upgrades will make Poppintree a better place to live."

"It is generally acknowledged that the existing design has contributed to anti-social behaviour and disruption is an everyday reality for residents living near archways," said Ciarán Murray. "We acknowledge that there is no guarantee that the refurbishment will stamp out all of the anti-social problems, but we, the Board and Dublin City Council's North West Area Committee feel that an

upgrade would, in general, be likely to reduce anti-social behaviour, as well as address some of the urban design issues". Dublin City Council's North-West Area Committee and the Ballymun Regeneration Board have given the proposal their full support.

Ballymun Regeneration undertook a series of consultations between August and November 2003. Consultation (stages one & two) involved a postal survey to 318 households. The postal survey showed mixed support for the project. Consultation (stage two) involved visiting households most affected by the proposals, i.e. homes proposed for demolition as well as a random sample of the overall households. The results show that of

115 households visited, 73% of households visited were in favour of the works.

Ciarán Murray, explained how "each court is unique and that the improvement scheme will only be pursued in agreement with the residents. Even if agreement is forthcoming, the scheme has to be self-financing as there are no funds for the Court refurbishments. Further, the complexity of any upgrades must be carefully considered in terms of design constraints." In view of these matters, Ballymun Regeneration is now proceeding to examine Termon Court in more detail as a pilot, subject to agreement with the Poppintree Steering Group and the Ballymun Neighbourhood Council.

Horticultural training opportunities

FÁS Community Training Workshop (in the grounds of DCU) is recruiting for the Foundation in Horticulture.

The training aims to upskill and to provide job and work experience opportunities on Ballymun landscaping and parks works.

The target group are young people under 21 years of age

- FÁS training allowance.
- Life skills and computer training
- Horticulture training - the care and use of basic grounds maintenance tools, garden planning and layout, hedge trimmers, rotary mower and rotary cultivator operation, see sowing, strimmer operation, plant identification, vegetable propagation and pottery/
- Day trips to gardens and other sights or museums.
- The training is full time - 4.5 days, 35 hour per week.
- The training is for a period of 12 months. Participants may complete modules within a shorter period.
- Ballymun Regeneration Ltd will actively develop park landscaping opportunities for participants.
- Proposed commencement February 2004.

The course is open to people registered with FÁS. Interviews will be conducted by the FÁS Community Training Workshop. It is important that applicants are committed to a career in horticulture.



If interested contact:

Mary Woolhead

Ballymun Regeneration Ltd
(01) 675 5618

Carol Lynch

Ballymun Local Employment Agency
(01) 8425722

Ray Corcoran (Sparky)

Ballymun Regional Youth Resource
087 281 2435
(01) 8423011

Monthly Competition Winner Dec 2003

**Suzanne Dobbyn from Balbutcher Lane
wins €100 voucher for Tesco, Ballymun**

Moving from the flats, 3 unique art exhibitions

From 26th February, three fantastic new exhibitions will be on view throughout Ballymun to celebrate and remember people's move from the flats to their new homes. It is fitting that this exhibition takes place in the Spring, when demolitions of the flats is due to start.

Here After

"Here After" a beautiful black and white film by Paddy Jolley, Rebecca Trost and Inger Lise Hansen will be projected in six vacant flats on the third floor of McDonagh Tower from Thursday 26th February until Saturday 6th March from 4.00 to 8.00 p.m.



The films were shot in the empty spine blocks in Shangan over several months in Spring 2003 and are a visually powerful and poetic document of the demise of

the interiors of the vacated homes. A different version of these short films will be screened nightly in AXIS at 7.00 p.m. These screenings are free of charge and all are welcome to attend.

Drawings and Paintings from McDonagh and Pearse Towers

An exhibition of Liz Comerford's sketch-book, drawings and paintings of the abandoned belongings left behind in McDonagh and Pearse Towers will be exhibited in Axis from Tuesday 10th February 2004. Liz has spent an afternoon a week over the past six months, producing a series of beautiful drawings and paintings of the rooms and corridors of many of the empty flats in both McDonagh and Pearse Towers. The exhibition will run until Saturday 6th March.

I have forgotten what it was like living there...

Sinead Dowling has been working with sisters Julie and Michelle Croghan, and Michelle's son Gavin, who recently moved from Sandyhill Avenue to Marewood. Through a series of photographs taken over several months, they explored the transition from living in their old flat to living in their new house. What was unique to Julie, Michelle and Gavin's experience was that from their flat, they could see their new house being built.

The exhibition will take place in a new four bedroomed house at 30 Marewood Crescent, just off Balbutcher Lane Lower, from Thursday 26th February until, and including, Saturday 6th March from 4.00pm - 8.00pm.

The National College of Ireland (NCI) are offering a number of accredited courses to residents of Ballymun that will commence this February. The courses are free of charge to participants, thanks to sponsorship by Ballymun Regeneration Ltd. For further details and to book your place contact Paul Dunny at NCI, telephone 01-449 8608.

Committee Effectiveness Skills - starts 4th February at 2pm in AXIS

Deals with general principals of managing and participating in a voluntary and community organisation, including leadership, teamwork and

conflict management skills.

Active Citizenship Local Participation - starts 26th February at 6pm in AXIS

For people directly involved in Community Representation and Community Organisation to become better equipped to work in partnership with statutory bodies.

Participatory Community Research - Oral History - starts March in AXIS

Basic principals for community based research practice and looks at gathering, analyzing and presenting information about your local community.