



BALLYMUN

REGENERATION NEWS

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HEALTH & SAFETY

If you see anything outside of working hours that you are concerned about on the building sites please contact Ballymun Gardaí at 01 666 4400



Dublin City
Baile Átha Cliath



Aerial View of Poppintree Park.

POPPINTREE PARK

Most residents want to have access to an open space within a safe walk of their home. That's why Ballymun Regeneration wants to provide properly landscaped parks, where young and old can visit without having to cross main roads and where people can enjoy relaxing or playing without the fear of anti-social behaviour nearby.

In the case of Poppintree Park, we propose refurbishing the park and improving the quality of the pitches through better drainage and the provision of new facilities to reflect the needs of local sports clubs. In addition, there would be vast spaces for people to walk the dog, jog, cycle, play games or just relax on new park furniture. As part of the upgrade we have already removed the unsightly overhead electrical cables that used to run along the eastern and northern boundary of the park.

The proven way to make parks safe is to arrange homes so that their windows and doors overlook the park and to provide a secure boundary, as in all other successful parks throughout Dublin. It is proposed to fund the improvement to the park by the sale of a site zoned for housing at the south west end of the park. Starting this April BRL will hold public consultation with residents and activity groups about the facilities that may be in the redeveloped park.

Ballymun Regeneration will also hold public consultation with residents living in Cedarwood Road and Oakwood Close during May/June 2004. This consultation will be to present designs for the 100 or so new private homes that are proposed for that area. For more information, please contact BRL at 01 675 5660.

Sillogue 5 Exhibition

Sillogue 5 housing scheme is a mixed development of houses and apartments designed by Burke-Kennedy Doyle Architects and situated between Sillogue Avenue/Road and Pinewood.

BRL held a public exhibition in the Civic Offices, Ballymun, from 8th - 22nd March 2004. The plans are still on view in the Exhibition area in the Civic Building for anyone with an interest in the scheme. Residents in the area were invited to view the plans and meet the Architects and BRL staff dealing with the development. Residents had an opportunity to voice their ideas/opinions on Sillogue 5 and gave the Architects great feedback on the plans.



Sillogue 5 Exhibition.

Demolitions

In 1999 prior to blocks being vacated, a report commissioned by Ballymun Regeneration identified a number of asbestos containing materials in the high rise flats, but did not identify asbestos in wall / ceiling coatings or adhesives. In March 2003 Ballymun Regeneration's demolitions contractor discovered very low trace levels of asbestos in Artex decorative wall/ceiling coatings following a detailed survey of the then vacant blocks.

"We took a large number of samples as part of our preparatory work for demolishing the flats, using standard laboratory tests, and no asbestos was detected in the coating materials," says Ciaran Murray. "It was not possible to carry out these further tests until we had an unoccupied block."

Since discovering the trace elements of asbestos in wall / ceiling coatings, Ballymun Regeneration has been in discussions with the contractor and with the Health & Safety Authority regarding the best way to deal with these materials.

"We want to carry out the demolitions in a safe way that does not cause any unnecessary delays to the construction programme or deter investors," says Ciarán Murray, Managing Director, Ballymun Regeneration.

"We are talking about materials containing such low quantities of asbestos that laboratories have been unable to measure the quantity and we are awaiting a Government decision about how we can proceed to deal with these materials," says Ciarán Murray, Managing Director, Ballymun Regeneration.

"There are a number of safe ways to deal with hazardous materials. The asbestos insulation boards and the toilet cisterns that contain asbestos are all being removed prior to demolition.

"We are anxious to reach a solution as soon as possible about the best way to deal with asbestos found in bitumen adhesive under floor tiles and Artex decorative wall/ceiling coatings," says Ciarán Murray. "Safety of the local community and demolition workers during demolition of the 2,820 flats is top of our priority list."

Meanwhile, a report into asbestos related health problems by one of Ireland's leading medical experts on the matter says that nowadays asbestos related illnesses are extremely rare.

"With few exceptions, the development of lung or pleural injury from asbestos fibres can only occur if there is very substantial accumulation of asbestos fibres. It is astonishingly rare to encounter asbestos related health problems from minor low-intensity or intermittent exposure," according to Professor MX FitzGerald of University College Dublin and St Vincent's University Hospital.

It is worth noting that these decorative coatings and adhesives were not exclusive to the Ballymun high rise but were used exclusively throughout all building types in the 1960's and 1970's. Thousands of conventional homes throughout the country contain similar materials.

Ballymun Housing Opportunities

Affordable & Market Priced Properties as well as Voluntary & Co-operative Housing will be offered for sale in various schemes across Ballymun. People on Ballymun Regeneration's (BRL) Housing Register will be notified when these properties become available and we are currently updating this Register, you can contact Mary Woolhead, 01 675 5618, if you are interested in hearing more. Anyone who contacted BRL or Lisneys in the last six months is on the Register.

Voluntary Housing provides good quality rental housing for people with a range of housing needs. Rents are linked to household income similar to DCC rents.

HAIL voluntary housing scheme is looking for Ballymun City Council tenants to rent properties. Contact Maureen Taylor, HAIL on 01 671 8444.

Co-operative Housing are "design, build and own" schemes for owner-occupiers and mortgages are financed under the DCC

Shared Ownership Scheme. A Shared Ownership property is financed part rental and part mortgage equity. Application forms may be obtained from DCC, Civic Offices, Ballymun Road.

The Emerald Environmental Co-op is currently seeking members. Contact Orla Kelly on 01 862 5846.

Habitat for Humanity Ireland (HFH), an international, non-denominational Christian self-build housing charity, is building two 2-bed and two 3-bed homes on an in-fill site in Coultury. Income should be between €16,000 and €26,000 and the number of adults and children in your household will be taken into account. You must also be prepared to work on site for at least 500 hours during the housing building programme.

Contact Mary Woolhead, BRL on 01 675 5618 for more information.

See next month's newsletter for information about borrowing from lending institutions for new housing.

Monthly Competition Winner February 2004 Helen McGuirk from Balbutcher Lane, wins a €50 voucher for Sillogue Golf Club

GAP Celebrates 27 Action Teams

GAP Ballymun celebrated the completion of two additional Action Teams in March, bringing the total number of Ballymun Action Teams to 27. Guests enjoyed a menu of organic food and drink planned by GAP's Orla Kelly. As the Kombucha flowed and the guacamole and hummus were devoured, 17 people received their diplomas from GAP Project Manager, Jo Faulkner. So far 245 people have completed the Action Team programme in Ballymun! Also on hand for the festivities was GAP Ireland's Founder, Audrey Dickson and Action Team Leader, Anne Harnett. If you are interested in joining an Action Team, please contact Orla in the GAP Office on 01 862 5846 for further information. To see additional photos of the evening, go to the GAP website, www.ballymun.info and click on the archive section of the GAP site.

The following are comments about Action Teams from some of the 17 new recruits:

"Eye-Opening", "enlightening and enjoyable", "educational and

motivational", "friendly and awareness raising", "inspirational and challenging", "small things can make a big difference", "information is everlasting".



The newest Ballymun Eco-Warriors from GAP Ballymun's Action Team programme are all smiles as they receive their diplomas.

Education Courses in Ballymun

Since early in the regeneration process, education has been identified as crucial to creating a sustainable community in Ballymun. The Centre for Educational Opportunity at the National College of Ireland (NCI) is delighted to have been involved in this work from the beginning. Working with Ballymun Regeneration, NCI has created a space where people can reflect and learn from and with each other, and where facilitated participation is providing opportunities for improving the skills base of local people and for capacity-building in local organisations.

Since 1998, over 500 people from Ballymun have accessed certified learning opportunities through NCI. This has only been possible thanks to sponsorship raised through local organisations, including Ballymun Regeneration. Sponsorship has enabled NCI to develop and deliver courses tailored to the needs of local people, and for students to participate free of charge.

National College of Ireland thanks all of those involved with the funding, design and delivery of these courses as well as the participants.

NCI certificate programmes currently underway include:

- Housing Transition Programme facilitated by CAFTA and currently being delivered to Phase 2 residents, it aims to create an awareness of the changes associated with the regeneration, to prepare people for the move from high-rise to low-rise homes and provide participants with a forum to discuss issues of concern
- Participatory Community Research - Oral History
- Committee Effectiveness Skills
- Active Citizenship Local Development
- Parents in Education
- Computer Fundamentals
- Discovering University Programme

There are places available on some of these programmes. If you are interested, contact Paul Dunny at 01 449 8608 for further information.

Herb Planting

GAP Ballymun reached out to residents in the new areas of Longdale, Whiteacre, Marewood and Coultrey with an Herb Potting project during February and March. In each of these areas, GAP brought compost, terracotta pots and a variety of herbs ready for planting. GAP Community Gardener, Bernie Kinsella, was on-hand to help residents select herbs and plant them. Anyone who would like more information on GAP's gardening programmes should contact Bernie Kinsella, telephone 01-862 5846 or visit www.ballymun.info.

GAP Community Garden Officer Bernie Kinsella assists two of Country's younger residents with their herb pots. Herbs on offer included a choice of parsley, sage, oregano and thyme.



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