

BALLYMUN MASTERPLAN

FREQUENTLY ASKED QUESTIONS

1998 – 2005



Dublin City
Baile Átha Cliath



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INTRODUCTION

BRL was established during 1997 by Dublin City Council and the Department of the Environment and Local Government to develop and implement a Masterplan for the physical, social and economic regeneration of Ballymun.

In the seven years since the Masterplan was published in March 1998, we have answered many questions about its objectives and the implementation process. This publication is designed to answer the most frequently asked of these questions.

As time goes on we find that the most frequently asked questions tend to focus on the broader vision for Ballymun rather than on the detail of the new housing which seems to speak for itself in terms of quality and beauty.

We have included some recent aerial photos so you can see what has been achieved. When these aerial photos are compared to the original Masterplan drawing it is easy to see how close the end product is to the original design and it is also easier to see and believe how much Ballymun has managed to achieve already through its regeneration programme.

Ballymun owes a great deal of thanks to the City of Dublin and to the Government of Ireland for allowing Ballymun the freedom and resources to come up with its own solutions and implement its own Masterplan. This freedom to implement the Masterplan over a long time-frame has meant that Ballymun was given the chance it needs to succeed.

We are now about 60% through the implementation stage of the Masterplan and are on target to complete the physical regeneration elements of the project by 2010.

Maureen Lynott
Chairperson
Ballymun Regeneration Limited



SECTION 1

MASTERPLAN - DEVELOPMENT AND IMPLEMENTATION

1

What is the purpose of a Masterplan?

The most important function of a Masterplan is to provide a strategic policy framework against which agreed actions can be taken. In this case the plan included an indication of where housing, roads, parks and commercial activities would be provided. The plan also provided an estimate of the resources needed to implement the

Masterplan. The resources needed include money, land and time. Not all the objectives of the Masterplan can be provided by the public sector and so the Masterplan included strategies for increasing private sector investment.

2

When was the Ballymun Masterplan developed?

The Masterplan was developed between September 1997 and March 1998. Then it was submitted to the City Council and the Government, and agreed with the DOE in the latter part of 1998.



Ballymun roundabout (c. 1997)

How was the Masterplan developed?

The first step was the setting up of a regeneration company that included representation from the community, voluntary and statutory sectors. The next step was the assembly of a Master planning team comprising urban regeneration experts as well as economic, engineering, architectural and community development experts. Once the team was assembled a wide-ranging and extensive round of consultation was undertaken. The types of consultations undertaken were as follows:

As a result of the Masterplan process we obtained a clear and comprehensive understanding of the problems, needs, concerns, aspirations and issues within the community and were able to identify and develop the solutions, proposals, possibilities and interventions which are needed and which will make a difference.

Types of Consultation Used

- | | |
|----------------------------|------------------------------|
| ■ Walkabouts | ■ Interviews & Workshops |
| ■ Public Meetings | ■ Design consultation groups |
| ■ Planning days | ■ Board representation |
| ■ Clinics | ■ Focus & Working Groups |
| ■ Surveys & Questionnaires | ■ Visits to other projects |
| ■ Site Meetings | ■ One-to-one Sessions |

Is the Masterplan still important?

A good Masterplan will always be important; during the implementation stages it is a vital tool and it continues to provide a constant frame of reference against which Ballymun can be regenerated. The Masterplan holds the key to the success of the area because it was developed to

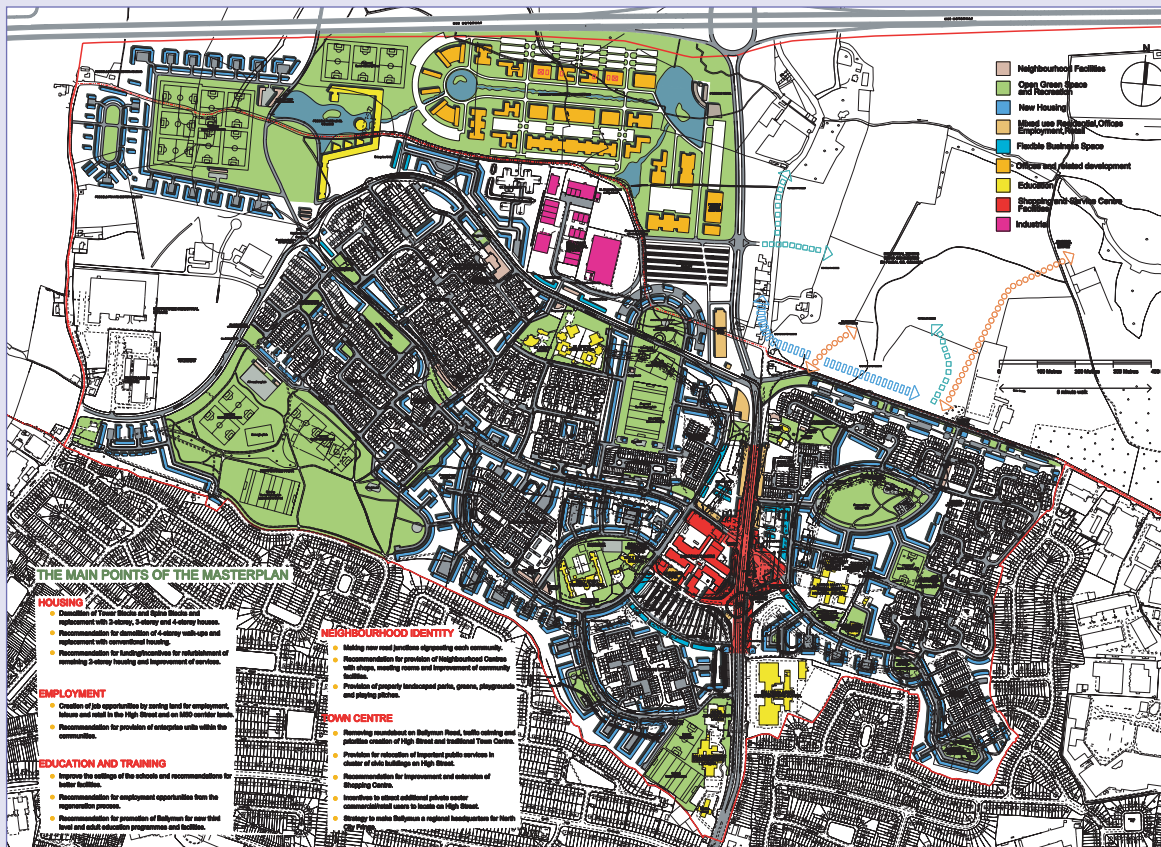
respond to the problems and needs of the area. It has stood the test of time very well so far and remains as relevant today as it was in 1998 when it was adopted by the Government and City Council and accepted by the community in Ballymun as the way forward.



Have there been many changes made to the Masterplan?

In terms of physical regeneration, the Masterplan has proved remarkably robust and has needed very little adaptation. The Masterplan did not provide detailed layouts for new housing. This is the job of the architects who design the final schemes. Sometimes the detailed designs require minor adjustments to the Masterplan to accommodate better solutions. Usually this happens during detailed discussions with local residents.

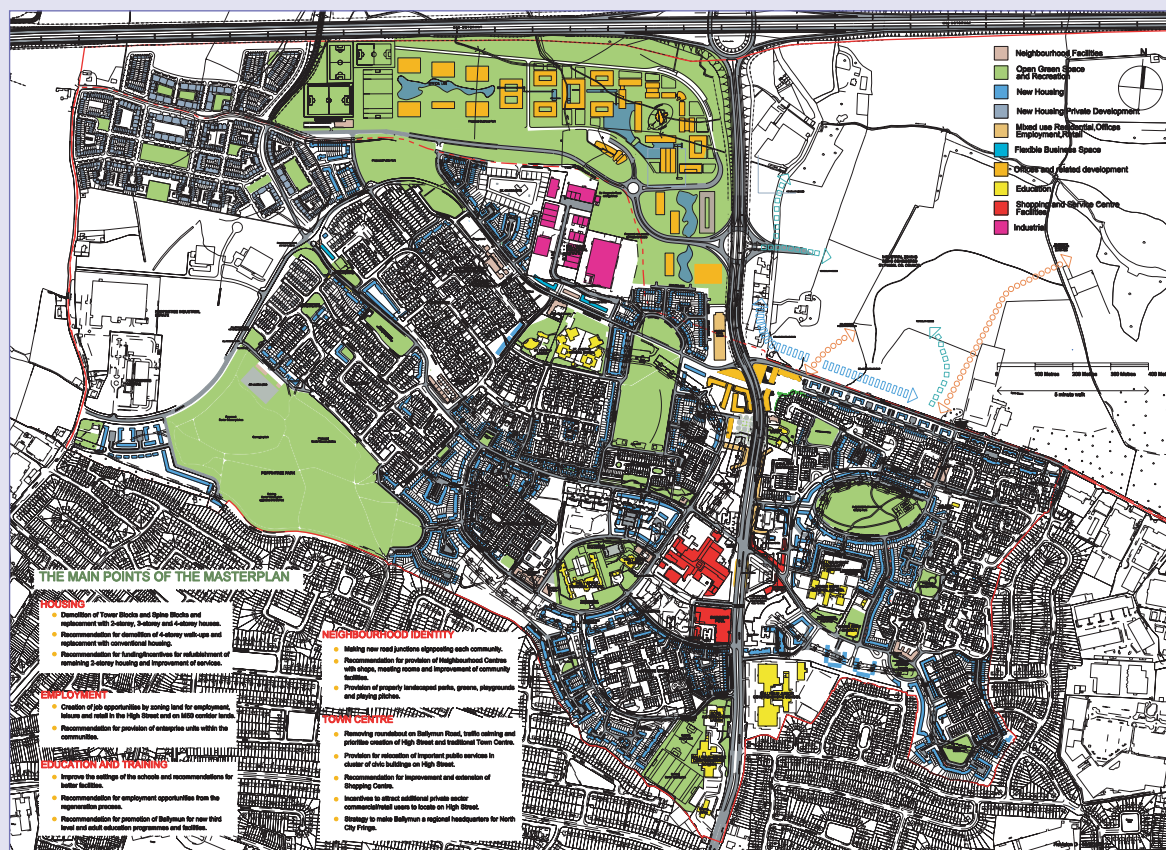
The 1998 Masterplan showed how the land that was left over when the original flat blocks were built would be redeveloped into a series of regional, district and local parks as well as landscaped open spaces. The Masterplan has not changed much but one improvement has been to develop some extra open spaces including a new park in Poppintree (in addition to Poppintree Park itself), as shown in the 2005 and 1998 plans. There have also been some minor changes to the road layouts.



1998 Masterplan

Sometimes, changes in circumstances can result in improvements e.g. the new leisure centre is located on a site which was identified as a surface car park, now the car park is underground and apartments and retail units have been developed on the site as well as the new gym, pool, sauna and steam-room. The Masterplan did not anticipate that the shopping centre would become such an ambitious development, so a much more

modest shopping centre was shown in the Masterplan. The original plan for the M50 lands is being refined now in the light of the success of the Main Street, the fall in demand for office space as well as the interest which has grown up around those lands which form one of the most important parcels of land in North Dublin.



2005 Masterplan

How can these changes be tracked?

The Masterplan maps are a good way to track the physical improvements to the Masterplan. Less obvious are the changes in economic, social and environmental regeneration objectives.

The most important development has been the way the regeneration project has started to improve the economy of the area. People are getting jobs in the new businesses, which have opened on the Main Street as well as on construction sites. The Masterplan set an objective for local labour in construction to be between

10 – 20%. This figure has been exceeded and although the figures fluctuate they are rarely below 20%.

In reality the most striking feature of the Masterplan is how little it has changed and how minor these changes have been. It is very reassuring and exciting to see the Masterplan starting to take physical shape. This is especially obvious in the aerial photos which were taken in March 2005.



Ballymun (c.1997)

Are there other strategy documents as well as the Masterplan?

The Masterplan is a very detailed and comprehensive document that sets out the overall plan for the area and how it will be achieved. Along the way, particular aspects of the Masterplan have been developed further. These supporting plans and strategy documents build on the work of the Masterplan.

- (a) The 1999 Main Street Strategy documents identified the 33 development opportunities along the new Main Street. Most of these plots have now been developed or are being developed.
- (b) Currently a strategy is being developed for the M50 lands that will identify similar opportunities for this land.
- (c) Five Area Action Plans were also developed showing the strategy for relocating community organisations from flats and basements. They also showed where parks, playgrounds, outdoor pitches, indoor sport areas, retail centres, community rooms, childcare and youth centres will be located. The Action Plans are currently being updated to monitor progress and to ensure that community groups activities can have a viable and sustainable future.
- (d) Not all the strategies are about physical regeneration. The Sports, Leisure and Recreation Strategy developed in December 1999 looked at the rates of participation and the barriers to participation. It also looked at the actions needed to improve take up and increase involvement in sports, leisure and recreation. Active Living Ballymun, which is a project run by older adults, was developed as a result of this research, which identified a very low involvement of older people in active recreation.
- (e) BRL also work with other agencies to help develop and implement strategies such as the Ballymun Childcare Task Force, Ballymun Homelessness Forum, Ballymun Community Law Centre and Mediation Service.
- (f) Environmental projects like GAP are funded to provide support, training and awareness raising in relation to environmental sustainability.
- (g) In relation to increasing employment, BRL works alongside FÁS and the Job Centre.
- (h) Research studies undertaken include research into Homelessness and Anti-social Behaviour via Citizen Jury process.
- (i) A Play Strategy was developed and currently BRL employ a Play Development worker to help implement this strategy.
- (j) An Arts and Cultural Strategy was developed as part of the work of the Breaking Ground project team. This strategy is being augmented by the work of the new Axis art team who have been in place in axis since April 2004.
- (k) One of the most important strategies that BRL is implementing relates to the Community Sustainability Strategy.
- (l) The Transition Programme developed by BRL and NCI is being delivered by CAFTA to all tenants who are moving into new homes.

Whose job is it to monitor and track progress in implementing the Masterplan?

The most significant and important process for ensuring that the regeneration project is implemented in accordance with the Masterplan is the BRL board who have been given the responsibility for the project by the City Council and the Government. The directors of the company, who represent the Health Board, Gardaí, local councillors, Ballymun Neighbourhood Council, Women in Local Development, Ballymun Area Partnership, DCU, the private sector and Dublin City Council receive detailed reports on every aspect of the project at their regular board meetings. The chairperson of the board is Maureen Lynott who replaced Danny O'Hare in 2004. But there are in place mechanisms for monitoring and tracking progress.

Under the terms of the Urban Renewal Scheme, which designated the Ballymun Regeneration area as an Integrated Area Plan (IAP), a Monitoring

Report is published each year. The most recent report covers the period July 2003 to June 2004. This report is submitted to the Government each year and copies are available free of charge to groups and individuals on request. It is also available on the BRL Web-site along with all the other plans, strategies, and the Masterplan.

- (a) In addition to the Monitoring Report, the Final Accounts and Annual Report for the Company are prepared each year and they cover the period January to December. The directors present their audited accounts and annual report to members of the company at the annual general meeting of the company.
- (b) On a day-to-day basis progress is monitored and reported upon to local councillors at the North West Area meetings and similar reports are provided to Department of the Environment, Heritage and Local Government.



Whose job is it to audit the company?

- (a) The company is subject to audit on a number of fronts:
- (b) The company's accounts and annual report is audited by KPMG in accordance with the Companies Acts 1963 to 2003.
- (c) The Local Government Auditors are the external auditors for Dublin City Council, and their audit extends to BRL as agents of Dublin City Council.
- (d) EU Auditors are involved in auditing those aspects of the project that the EU fund.
- (e) Because BRL are acting as an agent of DCC in the regeneration of Ballymun, the project also comes under the scrutiny of Dublin City Council's Internal Audit Section.
- (f) All publicly funded projects may also be scrutinised by the Comptroller and Auditor General (C&AG).
- (g) Aspects of the project that are related to tax and tax compliance are subject to scrutiny by the Revenue Commissioners.



What is the role of Ballymun Regeneration Ltd?

Ballymun Regeneration Limited is an agent of Dublin City Council, which was set up to develop and implement a regeneration Masterplan for Ballymun. The Masterplan was developed in consultation with the local community (individuals, community and voluntary groups and agencies) and is an ambitious plan to create the circumstances necessary to ensure that Ballymun becomes economically, culturally, physically, socially and environmentally sustainable. The project team consists of architects, engineers, quantity surveyors, town planners, graphic designers, community development workers, finance and administrative personnel as well as housing and community consultation and liaison

officers. The team also employs health and safety officers, and play and sports development staff. Ballymun Regeneration Ltd has a board of directors representing the voluntary, community, statutory, education and private sectors along with local city councillors. It has a managing director who is also responsible for the delivery of City Council services in the North West Area (Ballymun, Finglas, Glasnevin, Santry and Whitehall). BRL itself is not involved in the day-to-day management of the area this remains the responsibility of Dublin City Council's Ballymun Area Office.

What is the role of Dublin City Council's area office?

Dublin City Council is first and foremost the local authority with responsibility for Ballymun.

It is also responsible for the maintenance of roads, drains, sewers, water systems as well as parks and open spaces, it also manages motor tax, waste collection, public lighting and sports facilities and playing pitches.

The Housing Department of Dublin City Council is the main social landlord in the area and as such is responsible for the housing maintenance and rent collection in relation to its housing stock. It is

responsible for allocating new housing to housing list applicants although BRL are of course involved in the de-tenanting of blocks to be demolished. Dublin City Council has responsibility for community services through its Community Section that includes sports development and support for resident and tenant associations.

Although BRL are making radical changes to the area all the publicly funded assets that BRL is creating will become the property of Dublin City Council.



SECTION 2

HOUSING AND CONSTRUCTION

“We’re getting closer to achieving a vibrant, self-sufficient town with all the facilities people need from a strong local economy with local jobs to good indoor and outdoor leisure and recreation facilities.”

Ciaran Murray, Managing Director, Ballymun Regeneration Ltd.

“I never thought the day would come when I would move out of the flats. I had done my life sentence there.”

Betty Byrne who moved into her new home in Ballymun

HOW MANY NEW HOMES HAVE BEEN BUILT SO FAR

1

How is the construction of new local authority housing progressing?

As of the end of December 2004, 650 public housing units were complete; 575 were under construction; 469 at tender stage and a further 789 were at the design and planning stages, making a total of 2,483 in total.





What about the construction of other types of housing?

The Masterplan emphasised the need to increase the number and variety of new housing in the area, including providing different types of ownership and rental options. We have involved the private, rented and voluntary housing sectors as well as building new homes for purchase at affordable prices and providing sites to local and national housing co-operatives.

The table below shows the types and numbers of new housing being built, and also gives an idea of when the new housing will come on stream.

Table 1 Summary of New Housing at December 2004

Progress	Public/local authority	Private housing	Voluntary Housing & Housing Co-Op	Totals
Completed % of total completed	650 (54%)	475 (39%)	89 (7%)	1,214
On Site % of total on site	575 (51%)	462 (41%)	86 (8%)	1,123
Tender & Pre-Construction % of total at tender	469 (21%)	1,616 (71%)	176 (8%)	2,261
Design/Planning % of total at planning	789 (59%)	270 (20%)	269 (20%)	1,328
% of total	2,483 (42%)	2,823 (48%)	620 (10%)	5,926

How long does it take to complete a housing scheme from design to handover?

Building a housing scheme takes about 2½ to 3 years in total:

- :: 6 months for design
- :: 3 months for planning permission if there are no appeals
- :: 3 months to seek building tenders.
- :: Construction starts as soon as a contract and price are agreed with the successful building contractor. Depending on how difficult the site is it can take between 12 – 18 months to build each scheme. If it is a very tight site it can take longer or if the builder runs into unusual conditions on the site.

What are the advantages of Ballymun's new higher density housing?

The new Ballymun will have 20 homes per acre, this will increase to 40 dwellings per acre on the Main Street. It is important to understand that high density does not mean high-rise or too little open space: it is possible to achieve high quality of open spaces by reducing wasteful grass margins and removing unused left-over areas. In fact high density housing is necessary for an area to get

good public transport services and facilities such as parks, shops, cinemas, crèches, schools and other important community facilities. In the past Ballymun was low density but high rise, this meant that not enough people lived here to ensure that shops and other facilities were able to stay in business.



How are the new homes designed?

Ballymun Regeneration Ltd employs its own architects who design some of the new housing but it also employs outside firms of architects too. This means that we can get a lot of schemes started at the same time and also provides a good variety of design to suit every taste. Many local people and forum representatives have been involved in briefing architects, at this stage in the project we have a very thorough design brief which is given to architects designing housing schemes for Ballymun.

The briefing given to the architects includes:

- :: Number and size of rooms.
- :: Number of bathrooms / WC's
- :: Noise regulation requirements
- :: Insulation requirements
- :: External works strategy e.g. landscaping, car parks and gardens.

The brief has evolved over time and is constantly reviewed to take account of changes in regulations and feedback from people visiting and living in the new housing.



Why choose a variety of architectural designs?

A variety of housing types and higher density land use will create a lively and interesting living place. Like any Irish town, Ballymun will have a variety of housing designs ranging from the traditional to the more modern. Already this design strategy has won the approval of the people who have moved into their new homes and since people have been

given some choice in the selection of their new homes it is easier to suit different tastes from traditional to more modern if there is a variety to choose from. The thing most people comment on is the use of light especially in the more modern designs.

Apart from new housing how will Ballymun gain from regeneration?

New housing is important but it is also essential for any town to have shopping, commercial and industrial developments too. In the new Ballymun you can already see the new Main Street with its shops, offices, leisure centre and apartments. In 2005 work will begin on the redevelopment of the shopping centre. To complement the new Main Street, there is also a strategy for each neighbourhood area. Each Neighbourhood Strategy ensures

that there will be a mix of facilities and supports; childcare, parks and playgrounds, shops and community facilities including playing pitches and sports facilities. This means that each residential area will have easy access to shops and other important amenities, so that people will be able to walk to convenience shops and local parks.



DEMOLITION OF 36 EXISTING FLAT BLOCKS

“The Demolition Wake on 9th July 2004 marked the achievement of an important milestone for the regeneration of Ballymun. The start of demolition of Pearse Tower the next day was an important sign to the world that Ballymun has changed and that the new town is fast becoming a reality. The people who queued overnight for the chance to purchase the private apartments at Santry Cross was itself a signal that the world had begun to notice that Ballymun was becoming a desirable place to live, work and invest in. While there will be delays during construction we are confident that people will be patient while we create the best planned and most exciting town in Ireland; putting it all in place is going to take time but it will be worth waiting for.”

Ciaran Murray, Managing Director, Ballymun Regeneration Ltd.

8

When will the flats and towers be demolished?

The Taoiseach Bertie Ahern came to Ballymun to start the demolition process of Pearse Tower on 10th July 2004. The night before a ‘Wake’ to mark the demise of the old Ballymun was held in front of MacDonagh Tower, hundreds of people came to pay their respects and share their memories of life in the flats. By the end of 2004 a lot of demolition had already been completed; Pearse, Coultry, Shangan and Sandyhill Phase 1 blocks are gone, as is MacDermott Tower, with the MacDonagh Tower

implosion scheduled for June 2005. The sites where the blocks stood are now being prepared for new developments, a Garda station where Pearse Tower stood and new housing on the other sites. Demolition schedules depend on completion and occupation of new housing and regular updates are provided in the monthly Ballymun Regeneration Newsletter.



How are the blocks being demolished?

A number of different methods are being used depending on how close the blocks are to new buildings and also depending on the height of the block. Pearse (15 storey block) was demolished in a few weeks using a long reach machine brought over specially from the UK by Control Demolition Group. CDG could not use this method for the 15 storey Ceannt block which was demolished more slowly using scaffolding and a small machine which was placed on top of the block and demolished each floor from the top down. Irish contractors Tinnelly used explosives for MacDermott tower (15 storey block) in March 2005. The two 8 storey blocks in Coultry were

demolished using the smaller long reach machine while Shangan and Sandyhill were demolished using conventional machines. Artex and asbestos panels had to be removed from some blocks and this meant that demolition took longer in these blocks than in other blocks which did not have artex. The entire demolition process is being supervised by civil engineering consultants, Muir Associates and in time all 36 blocks of flats in Ballymun will be demolished.



10

What are the health and safety issues regarding asbestos removal?

Ballymun Regeneration Ltd and the Health & Safety Authority agreed a process for removal of artex from those blocks where it was used. BRL continues to work closely with the Health & Safety Authority throughout the course of the project. Artex wall and ceiling coatings contain trace elements of asbestos and these will be removed from affected areas in Phase 1 blocks before demolition. Tests which were carried out show that

artex was not used in the flat blocks built between 1965 and 1967, which includes approximately half of the flats in Ballymun. These flat blocks are easier and quicker to demolish than the blocks which contain artex in ceiling and wall coatings. Asbestos insulation panels are routinely removed from all blocks prior to demolition. Blocks are also stripped of all recyclable materials and this soft strip process takes a few weeks to complete.

11

How will local residents know when the blocks near them will be demolished?

Because the removal of artex takes so long demolition tends to be ongoing for some time before there is any evidence of it to on-lookers. However the demolition contractors have been asked to notify adjoining residents when the actual physical demolition is about to begin. The process is quite dramatic and usually lasts for a few weeks

so there are always lots of photo opportunities for people wishing to capture the change in the streetscape. The contractors try to keep dust and noise to a minimum and this is monitored both by the consultant engineers and by BRL's own health and safety monitors.

Will all Dublin City Council tenants of Ballymun flats be re-housed in new homes?

Yes, all existing Dublin City Council tenants of Ballymun flats will be re-housed in new homes within Ballymun.

Over the course of the regeneration project over 6,000 new homes will be built in Ballymun and of these 2,800 will be built as replacement housing for people living in the 36 existing flat blocks which are being demolished.

New homes are being provided in phases, the phases are determined by which blocks need to be

demolished first. The rest of the new homes will be provided as private housing, co-operative and voluntary housing.

Some of these extra new homes will be for people from Ballymun but some will be bought by people from outside the area.



How many housing and demolition phases will there be altogether?

In all there will be five phases of demolition and new build. The Phase 1 design process began in 1999 and is now complete, some of Phase 2 is also complete. Some Phase 3 schemes need to wait for demolition to be finished before they can go on site and these schemes are now at the planning and tendering stages. Nearly all Phase 4 housing schemes will also need demolition to occur and the designs for these schemes started in August 2004. Phase 5 will be the final phase but since

these housing sites must wait for demolition of Phase 2 and Phase 3 flat blocks there is no point in beginning the design process yet. Once a phase is announced the architects are appointed and given a design and an accommodation brief. The accommodation brief is prepared following a survey of all those who are to be re-housed in that particular scheme and phase. BRL contacts people itself in person and by letter when their particular phase is announced.



Phases 1, 2, 3 and 4

Is the new housing only for people from the flats?

Everyone in the flats will be rehoused but there will also be opportunities for other people to live in the new Ballymun. There will be a chance for people who live and work in Ballymun and also for people from outside of Ballymun to move into

new housing provided by the private and voluntary housing sectors including housing co-ops. Some of the private housing will be for owner occupiers and some will be available to rent.



“We did the Transition Programme before moving and it covered different things. The Gardai came one evening to talk about home protection and Neighbourhood Watch. We had an interior designer who gave us hints and tips and there was advice about managing bills and other practical things about moving from a flat to a house.”

Ann Wright who moved into a three-bedroom house on Santry Avenue.

15

Will new houses cost more to heat and run than the old flats?

In the old flats, heating was included with the rent charge. In the new homes, people are responsible for their own heating bills. Heating costs will be kept as low in the following ways:

- :: New homes are provided with energy efficient condenser gas boilers, in some cases the EU provided additional energy efficient features such as solar panels, ground source heat pumps, extra insulation, and high specification glazing.
- :: Good control of heating systems by occupiers, BRL provide heating specialists to show people how to use their new system when they first move in and videos provide expert tuition afterwards.
- :: New housing has high levels of insulation of the building shell to help reduce heating costs.

16

How will interior walls be decorated?

Walls will be painted and tenants will be able to choose from a range of colours selected for that particular housing type by the architect who designed the scheme. If people don't want to select colours themselves the architects will chose the colours for them.

Are people able to go on a site visit before they move?

Yes, tenants moving into new homes are encouraged to come on a site visit when a housing scheme is close to completion. These site visits are arranged as part of the Transition Programme. For insurance reasons people are asked not to try to visit the site at times other than this official site visit

and BRL site staff have been instructed not to allow people on site except during the official site visit. If people are unable to keep their appointment for the site visit alternative arrangements may be possible although they are not guaranteed.

Will people be able to get measurements for furniture, curtains and appliances before they move into their new homes?

While people will be able to go on site visits before they move into their new homes, we find that people are better to wait till after they move before selecting new furniture and curtains. This is especially important for big items that will be expensive or difficult to store while you are waiting for your new home to be finished and also hard to exchange if you find they don't fit after you move.

Experience tells us that people are better to wait to get curtains and blinds fitted by the shop or manufacturer as this often avoids expensive mistakes through wrong measurements during site visits. The same applies to new carpets and other floor coverings. Downstairs floors will have floor covering and upstairs floors are wooden so it is possible to wait till after moving in to get new floor coverings. Also many shops offer a free measuring service for blinds, curtains and carpets. Floor areas and window sizes can vary slightly from plans but it can be enough to cause problems when ordering curtains, carpets and blinds before you move.



What else does the Transition Programme have to offer to residents who are moving?

The Transition Programme is a National College of Ireland (NCI) Certificate Programme, facilitated by CAFTA (Community & Family Training Agency) who are a local training agency. The programme is designed for residents moving from flats to new housing. An important part of the transition programme is the chance to go on a site visit to view the new homes. Not every home will be available to view on the day but one of each type will be available so you can get a chance to see what your new home will be like even if you don't see your actual home. The programme will try to answer questions about regeneration and about your new home and garden. When you are allocated a new home, CAFTA will contact you to offer you a place on its transition programme. Most people attend the programme for their own scheme and so get to meet their new neighbours.

The programme gives people a chance to form a community and to hear from the architects who designed the housing and also to get advice and information from support agencies and service providers including Money Advice and Budgeting, Gardai, Dublin City Council, Horticultural and Environmental Projects as well as an interior designer and heating specialists.

For more information contact CAFTA in the Axis Centre at 01 883 2134.

Or you can call 01 449 8608 for information on all NCI programmes.



Will the new gardens have any plants or grass when I move in?

Most new homes will have both front and back gardens, although some apartments may only have one garden and others may have only terraces. The architects for each scheme design how the gardens are set out and BRL's landscape staff will arrange for gardens to have grass and some plants.

Many gardens will also be provided with trees or shrubs. People are also given a range of plants to choose from when they are selecting their tenant choice items (paint colour, fireplace surrounds and floor covering colours).

Will people be able to get any help with how to look after their new gardens?

Everyone will be given some guidelines and gardens will have basic plants and grass. A lot of people really look forward to their new gardens and have made lots of plans and create wonderful gardens with no help from us. However some people have very little experience of growing plants because there was so little outdoor space in the old flats.

People who are not sure where to start can contact GAP about joining one of their Garden Action Team programmes. People who want to take part in a garden action team (GAT) will get support from a landscape gardener and horticulturist about how to design and plant their gardens after they move in.

If the Garden Action Team does not suit you, the GAP community gardeners will come to talk to groups and will even be able to run a workshop if the group is large enough. Time does not allow for advice on an individual basis.



What are Garden Action Teams (GATs)?

A Gardening Action Team is made up of a group of four neighbours who work with one of the GAP community gardeners one morning or afternoon a week over a period of six weeks. Each session is divided between learning garden basics and doing work in a different garden each session. The programme takes place in the homes of the participants and moves from one house to the next over the six weeks. So the help given with digging your neighbours garden is returned with help in

your own garden the following week. The practical part takes you through preparing and planting a plant bed, and GAP can even provide some extra plants to get the garden off to a good start. The action teams only take place during the gardening season and so are not available in the winter time.





RENTAL AND HOME OWNERSHIP OPTIONS

23

Why is it important for people to have a choice about the tenure of their homes?

Currently in Ballymun, 80% of homes are rented from Dublin City Council and only about 20% are owner-occupied. In most other parts of Ireland 80% of homes are owner-occupied. One reason for the low home ownership rate in Ballymun was because the old flats could not be purchased under the local authority sales scheme. This is one reason why people did not stay in the area but left to buy homes elsewhere.

The Masterplan identified this constant moving of people out of the area as an important issue for social sustainability, since if people did not stay for long in the area it was hard for the area itself to settle down. But unlike Ballymun most areas of

Dublin have a variety of housing choices. In other areas, people can buy private housing, local authority housing or move into co-op housing or they can rent from private landlords, voluntary housing landlords or local authority.

The availability of different housing options in the new Ballymun will provide more choice for people and more competition among providers so that quality will improve.

The key to the social and economic regeneration of Ballymun and other areas is a mix of tenures appropriate to the needs and demands of people at different stages in their lives.

24

What is a Voluntary Housing Association?

Voluntary Housing Associations are not-for-profit organisations who provide rented social housing at affordable rents to people who want an alternative to local authority social rented housing and who cannot afford to buy their own homes and who cannot afford to rent in the private rented sector. Voluntary housing is very common in the UK and the rest of Europe and is becoming much more popular in Ireland in recent years. Usually their tenants are encouraged to become involved in the management and running of the housing estates and usually the housing associations have a small number of houses in an estate and they usually have an office on site.

Voluntary Housing Associations provide good quality general and supported social rental housing at very similar rents to that charged by Dublin City Council. However unlike the City Council housing associations are not allowed to sell their housing to their tenants. There are a number of housing associations renting or intending to rent housing in Ballymun, including Cluid, HAIL, SONAS, Sophia, Arrupe and hopefully Respond will be providing housing in the area in the future.

What is the difference between Voluntary Housing and Co-operative Housing?

The main difference between voluntary housing and co-operative housing is that in co-op housing the members own the housing either individually or as a group. Most co-op housing is owner occupied and is built on serviced sites provided at very low cost by the local authority (typically each housing site costs €100 per unit). Voluntary housing is a social rented option where ownership is not allowed.

At the beginning of the project BRL gave the National Association of Building Co-Ops a site for 80 units in Poppintree. Although this scheme has had planning permission for some years it was not ready to go on site until this year. This national co-op plans to have both rental and ownership options but all the other co-ops in Ballymun are small local co-ops which are owner-occupied and

where members came together to employ an architect themselves and are responsible for their own building works etc. The local co-ops are able to keep their costs down because the site is provided at low cost and the roads and other services are paid for by the local authority or in this case by Ballymun Regeneration Ltd.

The transfer of a low-cost site to a co-op is conditional on the co-op being an approved housing body and in the case of Ballymun 50% of their members must be tenants of the Ballymun flats. Co-op mortgages can be financed under the local authority shared ownership scheme.



How do people become involved or hear more about housing tenure opportunities?

To identify their interest in different housing options, people are asked to register with BRL's Housing Tenure Opportunities Register. The options listed include:

- :: Voluntary Housing Association (applies to rental only)
- :: Co-operative Housing (includes mostly purchase but some rental may be provided by NABCo)
- :: Affordable and market-priced properties (purchase)

One purpose of this register is that it allows us to see how many people are interested in the different types of tenure. Once we know this we can try to increase the availability of opportunities in that area. We can help to establish co-ops by

reserving sites for them, or we can open negotiations with voluntary housing associations to provide supported and general needs housing for families and individuals. We can target extra housing which we build to people wishing to become owner occupiers or by selling land to developers to build new housing in the area for private sale. As a general rule we try to target people living or working in Ballymun first where the housing is subsidised e.g. housing co-ops or voluntary housing. However, people from outside Ballymun may be considered especially if they have a family or work connection in the area.

People who are interested in registering for housing opportunities, should contact Mary Woolhead from BRL at 01 675 5618, 2nd floor Civic Centre Ballymun.



Are there many co-operatives in Ballymun?

There are four kinds of co-operative housing in Ballymun:

:: Locally based co-operatives:

Such as Tigh Meitheal and New Horizons. (There is a range of criteria that groups need to address prior to being recognised as a community based co-operative). A number of other small local co-ops have also been formed and their requirement for land is being considered, however since there are no sites available immediately they will have to wait until a later phase to go on site.

:: NABCo:

The National Association of Building Co-operatives aims to provide affordable rental and ownership dwellings for modest to low income earners.

:: Habitat for Humanity Ireland (HfH):

This not-for-profit agency works with potential homeowners and volunteers to construct new housing using donations of money, materials and professional expertise which keeps housing costs to an absolute minimum. Once the houses are built, they are sold to local families at no profit and using interest-free mortgages provided by HfH. People who want to buy one of the new homes provided by HfH have to work on the site themselves helping to build their own new home. No previous experience is necessary as all work is supervised and tuition is provided. HfH are prepared to work on smaller sites that do not suit the other local housing co-ops requirements.

:: Environmental:

The special feature of the Emerald Project is that houses will be built with experimental and innovative environmental design features, the Emerald Project is a collaboration between a local housing co-op and a Cluid voluntary housing association. The Cluid housing will be for rent while the co-op housing will be owner-occupied.

It is important for co-ops to realise that they have to build to the same density, design and building standards as other housing and that they will not be able to be allocated sites which are needed to build replacement housing for people from the flats. Therefore all co-op and voluntary housing association units have to give priority to people from the flats, this will help ensure that there is enough land for replacement homes for tenants of flats that are being demolished.





How are people able to finance the purchase of a new home?

In general, people secure mortgage finance through the local authority shared ownership scheme or from a bank or building society. The examples below are intended to give an indication of which option would suit best:

Shared Ownership Scheme

Borrowings vary between €140,000 to €200,000 and are capped at €200,000. However the purchase price can be as high as €220,000, (with borrower contributing a deposit of €20,000).

Recently the banks have expressed interest in this type of loan and their conditions may be less stringent when they start to offer this type of mortgage.

Who is able to qualify for a local authority shared ownership loan:

Single Income Household To be eligible for shared ownership a person's income cannot exceed €35,800 gross annual income.

Two Income Household To be eligible for shared ownership a couple's income cannot exceed €92,000 gross annual income calculated by multiplying higher income by 2.5 and adding the lower income to this amount.

The amount of borrowing allowed depends on a person's (or a couple's) capacity to repay the loan and this is calculated on the net income minus all household expenses.

Applications can be obtained from: Dublin City Council, Ground Floor, Civic Centre, Main Street, Ballymun, Dublin 9 or from Loans and Grants Section, Civic Offices, Fishamble Street, Dublin 8



EXAMPLE ONLY

Lending Institution (Bank/Building Society)

To borrow from a bank or building society the loan criteria varies considerably. However, in general, a loan can be as much as 92% of the market value of the property. The loan approval is capped at 3.5 times gross annual income. For example:

Couple's Income	€57,750 per annum
Loan approval: $\text{Income} \times 3.5 = €57,750 \times 3.5 = €202,125$	
Cost of Property	€220,000
Eligible Loan Amount (based on income)	€202,125 (<i>cannot be more than 92%</i>)
Deposit Required (difference)	€17,875

An additional €17,875 cash deposit is required to buy a €220,000 property

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How much will new housing in Ballymun be likely to cost?

Ballymun Regeneration Ltd will be providing some housing in the new neighbourhood centres of Poppintree, Shangan and Coultry, these will be at relatively low prices compared to market prices in other areas. In addition in time there will be some BRL housing for sale in some schemes which are not needed for people from flats. Most housing which will be sold in the area will be sold by private developers. Currently housing in

Poppintree in the older estates is selling for between €190,000 and €220,000 so it is likely that the new housing will start at around €225,000 euros for three bedroom units at 2004 prices.

Housing will be advertised for sale by Lisney and anyone who has registered with BRL will be notified as well (*see Question 26 in this section for more information about how to register*).



SECTION 3

LIVING, WORKING AND INVESTING IN THE NEW BALLYMUN

“Rehousing people in new homes is important but successful long term regeneration is about much more than new housing. The Masterplan gave Ballymun a set of objectives and targets to aim for and we are now getting closer to achieving the Masterplan’s principal aim of building a vibrant, self-sufficient Ballymun with all the facilities people need, including a strong local economy, local jobs and good leisure and community facilities. Community facilities which are provided by both the public and private sector.”

Ciaran Murray, Managing Director, Ballymun Regeneration Ltd & Assistant City Manager of Dublin City Council.



1

Who is involved in planning the town centre?

Ballymun Regeneration has an expert team of town planners, engineers and architects responsible for urban design. The aim is to create

a balance between the physical, social, economic and environmental objectives of the Ballymun Masterplan and the Integrated Area Plan.

2

Why did Ballymun need a new Main Street?

Ballymun's Main Street is now a traditional main street like that found in any other town. It will form the focal point for the regenerated Ballymun and will become the heart of the new town. It will have all the same type of facilities that can be found in a main street in any modern town.



How is work on the Main Street progressing?

As the aerial photographs clearly show, the new Ballymun Main Street is well underway. Road construction and engineering works are nearly complete. New public lighting and other urban design elements combine with building materials and heights to give a distinctive, town centre look. The new road layout included the removal of the

old roundabout and pedestrian underpasses and their replacement by a series of new junctions that create better permeability for vehicles and pedestrians. Traffic lights at pedestrian crossings give priority to pedestrians and make crossing the road easier and safer than the old underpass system.

Have any of the new developments opened yet?

Many developments which will form part of the new Ballymun Main Street have already been opened or are about to open:

- :: Public Pool and Gym with associated apartments and retail units
- :: Axis - Ballymun art and community resource centre
- :: Civic Centre with local authority and health board services as well as apartments and retail

- :: Gateway and Santry Cross developments at either end of the Main Street
- :: St Pappin's Nursing Home



What other developments are proposed for the Main Street?

Of the 33 sites which were identified in the Main Street Strategy Document, only two development opportunities remain: a site beside St Pappin's Nursing Home, and a site opposite which has been reserved for a new district court house. New developments on site, or about to start are as follows:

- :: A scheme containing a hotel, apartments and offices is currently under construction on a site beside the Axis Centre.
- :: The Office of Public Works have sought planning permission for a district Garda Station, and for offices for Department of Social Welfare and the Probation Services. This development will be built beside the Civic Building, opposite the new Public Swimming Pool and Leisure Centre.

- :: A large area has also been earmarked for the redevelopment of the Shopping Centre by Treasury Holdings, who purchased the old shopping centre after the regeneration project began. Their exciting plans for the Centre include a huge increase in shops and will also include cinemas, leisure facilities and apartments as well as a crèche. There will be significant underground car parking associated with both the Leisure Centre and the Shopping Centre.

Will there be a new Civic Plaza or meeting point for Ballymun like the one in Smithfield?

Yes, the Civic Centre, Axis and the new hotel beside Axis will form the edge of a new Civic Plaza where MacDonagh Tower was located. The buildings were designed to surround the new Civic Plaza. The plaza will provide a meeting point and gathering place for local residents and visitors

alike. The first big civic event occurred on this site with the Wake on 9th July 2004 to mark the beginning of the demolition of the tower blocks. The centre-piece for the new plaza will be Jochen Gertz's sculpture "amaptocare".



Will the new pool and gym be open to the public or will people have to become members?

The new pool and gym are being provided by the regeneration project, and will accommodate pay per visit, as well as an annual membership. This will be more economic for frequent visitors to the centre. The charge per visit will be the same rate as at other new pools owned by Dublin City Council.

While there will be swimming classes and lane swimming, there will be an emphasis in the pool on playing and having fun. The slides and children's play areas are designed to encourage families to visit the pool together. There are areas for toddlers and young children, as well as slides for older children, and a regular pool for more serious swimmers and swimming classes. There will be water aerobics and sessions for groups and for older people.

As well as the pools, sauna and steam room the centre has a fully equipped gym, spinning room, yoga room and free weights area. There will be an area where toddlers can be looked after while their parents use the pool or gym.

Irish Leisure Group trading as Crunch fitness will operate this leisure centre for BRL and Dublin City Council. Crunch Fitness also have centres in the Pavilion in Dun Laoghaire, Lucan, Aston Quay, and on the campuses of several universities. The centre cannot open until Ceannt Tower is demolished towards the end of June 2005.

Apart from the new public leisure facilities the development also includes shops and 119 apartments. Already, most of the apartments have been sold and the two of the shops have opened for business. The apartments are called College View.



Will the Shopping Centre be redeveloped?

Treasury Holdings have received planning permission for the redevelopment of Ballymun Shopping Centre. The new centre will have two large anchor stores, over 70 shops, two pubs and several cafes and restaurants. Also included in the

plans are a new public library, multi-storey car park, 572 apartments, a 10-screen cinema and other leisure facilities. Phase 1 of the redevelopment is scheduled to start in 2005.

What happens in Axis Art and Community Resource Centre?

Axis opened to the public in June 2001 and is a multi use building that combines two aspects; a community resource centre (crèche, offices and conference facilities) with a traditional art centre. The Axis Centre was one of the first new Main Street buildings to open and apart from its art spaces it has subsidised offices for community and voluntary organisations operating in Ballymun and a crèche for over 30 children. There are conference and meeting rooms that are rented out to help finance the cost of running the centre.

The dedicated arts spaces include a 219 seat theatre, dance studio and basement music recording studios. These spaces are complemented by a suite of art spaces including a fine art print studio, visual art room and two gallery spaces. All these spaces are used exclusively for art purposes and are used extensively by artists and students. The centre provides Ballymun with a fine resource

and is a testament to the vision of the original team of mostly local people who saw the need for an art centre in Ballymun and who convinced the funders to provide the necessary capital finance.

Ray Yeats and his Axis art team have been in place since April 2004 and they are now responsible for organising a full range of arts activities in the centre. Exhibitions of local, national and international visual artists have been held in the two gallery spaces and Axis recently staged the premier of Dermot Bolger's play 'From These Green Heights'. Axis also has a café / restaurant and a theatre bar where patrons can enjoy a drink after the show.

A full programme of their next season's events can be obtained from Axis by phoning 01 883 2000.



10

What public services are provided in the new Civic Centre?

The Civic Centre is located beside the Axis arts centre and is open since August 2003. It overlooks the site of the old Ballymun roundabout and is opposite the shopping centre. The Ballymun Civic Centre contains a wide range of essential public services including:

- :: Dublin City Council Regional Offices for the north west area
- :: Dublin City Council's Housing Office including its rent office

- :: Dublin City Council Motor Tax Office
- :: Offices of Ballymun Regeneration Limited
- :: District offices for the Health Board
(not yet open)
- :: Primary Care Health Centre *(not yet open)*

The civic centre development also includes apartments and shops.



11

What is happening at the old St. Pappin's church?

A private developer refurbished the old church and added a two storey 45-bed nursing home connected to the rear of St. Pappin's Church. The Church itself (which is listed as a protected structure) has been converted into a reception area

and lounge for the nursing home. BRL also propose to develop and extend the site beside the church by demolishing some of the old two storey houses at Coultry Gardens.

What is included in the Santry Cross and Gateway developments?

At either end of the kilometre long main street there are two new mixed-use developments: the Gateway at the southern end and the Santry Cross at the junction of Santry Avenue.

Santry Cross has been on site since 2003. Designed by Shay Cleary Architects, it comprises apartments, a hotel, crèche, showrooms and shops. Most of the apartments were sold from the plans and the first 45 owners took possession in December 2004. The retail elements will be coming on stream during 2005. The scheme was developed by Pierse Construction.

The Gateway was designed by ARP Lorimer Architects, the winners of an international architectural competition. It comprises two phases, the first 129 apartments with some shop units was completed and occupied in 2004. The second phase, under construction at the time of writing, comprises student housing. The scheme gets its name from the 9 and 11 storey towers, which form a gateway to Ballymun. The scheme is being built by Andorey Developments.



13

Why are BRL building more towers when the original ones did not work and are being pulled down?

The perceived “failure” of the Ballymun towers was caused by a number of factors. Design and management are important considerations in making high rise buildings work and the flats in Ballymun were less than satisfactory on both counts. Another success factor is the expected lifecycle of a building, how much it costs to maintain and how much is spent on maintenance during the building’s lifetime.

There is a huge difference between people and especially families with young children being housed in tower blocks and people, especially young workers, the elderly or students opting to

live in apartment blocks. Some people like to live in apartments with lifts and well managed shared areas and value views, accessibility to public transport and proximity to “town centre” amenities more than they value back gardens.

Well-designed landmark buildings are features of successful cities throughout the world and signify places of importance within the city. The new gateway towers at the northern and southern ends of the new Main Street announce Ballymun, are part of the new urban design and contribute to a street which is designed to be both elegant and vibrant.

14

Will public transport in Ballymun be improved as part of the regeneration project?

The Main Street was originally designed to accommodate LUAS, but Ballymun would also welcome and be able to accommodate a Metro line to the airport if this is the Government’s preferred option. Public transport is an essential feature of any successful town and BRL will continue to work with the transport delivery authorities – such as the Rail Procurement Agency, the Quality Bus Network (QBN) office and Dublin

City Council, to ensure an efficient and integrated system is achieved. The provision of a small local bus service is being actively pursued.



Will traffic disruptions in Ballymun continue in the future?

Most of the major disruption is now past with the completion of the road works on the Main Street. Future traffic disruption on the main road should be minimal, and will last for only short periods of time. As the complex programme of new development and demolition of flat blocks progresses throughout Ballymun, there will be temporary disruption and closure of link roads. Residents of areas immediately affected will be informed in advance of this happening, and

alternative routes will be provided. However, Ballymun is close to Dublin city centre, and as such it cannot avoid the type of traffic problems which all areas face until Dublin's new infrastructure e.g. Port Tunnel and Orbital Route are complete. Even then, with car ownership, increasing traffic delays seem inevitable and are not caused solely by regeneration works in Ballymun.

How can someone open a shop or business in the new town?

A number of opportunities are available for Business and Retail units on the Main Street and in Neighbourhood Centres.

Contact Lisney Property Consultants, Drumcondra, telephone 01 638 2700 for more information. Local FÁS offices can provide information and assistance on starting a business.



What is involved in the development of the Neighbourhood Strategy?

Local neighbourhood action plans were drawn up for each of the 5 neighbourhoods, to provide a framework for the development of community facilities. The strategy for each area is designed to ensure a mix of necessary facilities and supports such as parks, playgrounds, shops, childcare facilities, meetings spaces and offices for community and voluntary projects operating in the area. These action plans mean that residential areas will be within walking distance of amenities.

The area action plans are being updated to ensure that all community projects and their current and future needs are taken into account during the lifetime of the regeneration project. Some groups will be accommodated in the new Neighbourhood Centres. Where it is appropriate, other groups will be accommodated in a Main Street location to allow optimal access to the services that they offer.

In some cases services and facilities, such as larger sports venues, will be provided on the west and east side rather than in each neighbourhood. Such is the case with the North Poppintree Sports complex, which will serve the entire west side, and Ballymun East Community Centre which will be redeveloped to serve the east side. Central locations have been identified for projects like Pool and Gym, Axis, Horizons (drug addiction counselling services) and the Ballymun Central Youth Facility (for BRYR). The Ballymun horse project (BACA) is being accommodated on a site close to Ballymun where there is sufficient space for horses. To ensure that facilities are sustainable in the future, community groups will work together to share and maintain facilities.



Computer generated image of the Ballymun Central Youth Facility (for BRYR)



18

What are Neighbourhood Centres?

Public consultation has been integral to the design of each Neighbourhood Centre. The Centres will be focal points for local communities and each centre will offer a different range of facilities. Not all centres will have crèches, but all neighbourhoods will have local access to crèche facilities, shops, offices, meeting rooms, and other commercial services as part of the Neighbourhood Strategy. Workshop spaces are included in the

Poppintree Centre, and private apartments are being built as part of the centres in Coultry, Poppintree and Shangan.

There will be lots of different activities in the centres during the day and in the evening. This will help to ensure that each centre will become a lively welcoming place and a focal point for local people.

19

Has construction started on the Neighbourhood Centres?

Three of the four new neighbourhood centres are currently under construction in Coultry, Poppintree and Shangan. The Sillogue Centre is to be built by Cluid Housing Association as part of a new residential scheme for older people. It is at tender stage and should go on site in Autumn 2005. It has 4 retail units and some community office space.



Poppintree Neighbourhood Centre (March 2005)

Opposite page: New housing (March 2005)

What will be in the Coultry Neighbourhood Centre?

This centre has 20 housing units which will be sold on the private housing market, there are 4 retail units, a small office block for community groups and a crèche for Glor na nGael. The centre was designed by Shay Cleary Architects and went on site September 2003. It is expected to be finished

by Summer 2005 and the residential units will be sold off the plans early in 2005. Some of the retail units have already been rented out to businesses. The rental income from the shops will be used to help finance the cost of the community facilities in the centre.

What will be in the Poppintree Neighbourhood Centre?

This centre has 37 housing units that will be sold on the private housing market, there are 6 retail units, and some workshop units. The centre, designed by David Whitehead Architects and John Hodgins Architects, went on site August 2003. It is expected to be finished by Summer 2005 and the

residential units will be sold off the plans early in 2005. Some of the shops have already been rented out to businesses. The rental income from the shops will be used to help finance the cost of the community facilities.

What is in the Shangan Neighbourhood Centre?

The Shangan Neighbourhood Centre has 2 shops, a small local pub, and 29 residential units, it went on site in November 2004 and is expected to be completed in Mid 2006. Shangan will also have a crèche that is to be built near the neighbourhood centre. Shangan Neighbourhood Centre was designed by Duffy Mitchell Architects.

As with Coultry and Poppintree the residential units will be sold off the plans but will not be available for sale until late in 2005 or early 2006. Shangan went on site later than either Coultry or Poppintree because the planning permission was appealed.



Does the regeneration project include any provision for sport, leisure and recreation?

In 2001, a Sports, Leisure and Recreation strategy was adopted by BRL following months of consultation and research, which identified what needed to be done to improve participation in physical activity in Ballymun.

There are three Sports Development Officers for the Ballymun area - two employed by Dublin City Council to develop sport for young people and one employed by BRL who has a more general brief. The role of the sports development officers is to identify barriers to participation and work to

increase participation levels among different groups by organising sporting activities, summer projects and adventure activities. They are also involved as sports experts in the design of new indoor and outdoor sports facilities. They are working to increase usage of all sports and community halls in Ballymun including those in the schools. Currently, the sports development officers are concentrating on working with travellers, young people and people with disabilities.

What will be in the new Pool and Fitness Centre on Main Street?

The biggest new facility for leisure and sports in Ballymun will be the new centre on the Main Street. It could not open until Ceannt Tower was demolished in June 2005. The centre will be

managed for Dublin City Council by Crunch Fitness. The centre will comprise:

- :: a swimming pool, slides, recreation pool, toddler pool
- :: sauna, gym, steam room
- :: viewing areas with café area
- :: shops, offices, apartments and secure underground car park
- :: a public plaza



What other sports, leisure and recreation facilities will be developed in Ballymun?

:: Ballymun Central Youth Facility:

Ballymun Central Youth Facility is run by BRYR (Ballymun Regional Youth Resource), the existing facilities are being refurbished and extended to include a café, youth information room, arts room, workroom, small gym, and an internet training and access facility.

:: North Poppintree Community Centre:

North Poppintree Community Centre is to be upgraded to include the refurbishment of the existing hall, a boxing club, 5-a-side pitch, crèche, clubrooms, playground and a landscaped area.

:: Ballymun East Community Centre:

The provision of community facilities in East Ballymun will be designed in conjunction with existing local groups, the schools and the church.

:: Parks:

There will be three main parks (Coultry, Balcurris and Poppintree) as well as lots of small local and neighbourhood parks and open spaces. Each of the new local parks will have

high quality leisure facilities for all age groups, from children's playgrounds and playing fields to bowling greens and other facilities for older people.

:: Skateboarding Park and Pitch 'n' Putt:

The Skateboarding Park and Pitch 'n' Putt area are at discussion stage.

:: Ballymun Comprehensive Sports Complex:

There are plans for an all-weather pitch, and a covered soccer dome to which the public will have access outside of school hours. The school hall has also been refurbished which can accommodate extended use.

:: Ballymun Animal Care Association Equine Centre:

Ballymun Animal Care Association Equine Centre has received funding from the Department of Agriculture and has planning permission for its new site.



Computer generated image of the Ballymun Central Youth Facility (for BRYR)

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What exactly is in the North Poppintree Sports Complex?

North Poppintree Community Centre includes the refurbishment and extension of the existing facility on Balbutcher Lane North. The sports hall will be completely renovated with new flooring, roof and lights. The Centre will have new changing rooms, gymnasium, and an aerobics room/dance studio. There will also be a new home for Ballymun Boxing Club, and the Columban Youth Project together with a crèche and clubrooms.

Outside there will be a new flood lit all-weather 5-a-side football pitch and a large public playground. Construction work will start in late 2005.

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Will the new centre in Ballymun East be the same as the Poppintree one?

The Poppintree centre was designed to meet the needs of the groups in the Poppintree, Balcurris and Sillogue areas. The centre on the east side will take account of the needs of the projects and groups operating in the Shangan and Coultry areas.



Computer generated image of the Poppintree Community Centre

Where will the new parks in Ballymun be located?

Before regeneration began there was a lot of waste ground and derelict land in Ballymun around the flat blocks.

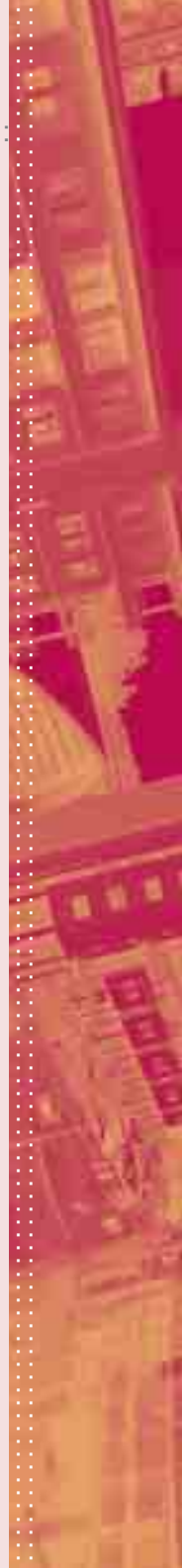
BRL has committed to upgrading the existing open spaces and developing a range of new parks in a

variety of sizes and designs, as well as smaller open spaces within housing areas. Two of the larger parks are currently being constructed in Coultury and Balcurris and should be open by the end of 2005. Poppintree Park will be the biggest of the new parks and is at the planning stage now.

Location and Size of Ballymun Parks (excluding smaller open spaces)			
Location	Type of Park	Hectares (Acres)	Programme Details
Poppintree Park	District Park	18.5 (46)	Planning procedures to be carried out
Balcurris Park	Neighbourhood Park	4.5 (11.1)	Phase 1 playground opened May 2004. Phase 2 due for completion October 2005, later phases depend on timing of demolition and new building
Coultury Park	Neighbourhood Park	3.3 (8)	Phase 1 to be completed late 2005. Phase 2 depends on timing of demolition
North Poppintree Park	Sports Park	3.4 (8.1)	Design in progress
Balcurris Square	Local Park	0.2 (0.5)	To be designed in conjunction with surrounding housing development
Shangan Park	Local Park	0.4 (1)	Completed December 2004
Sillogue Park	Local Park	0.2 (0.5)	Construction to start with Sillogue 5 housing
Belclare Green	Local Park	0.6 (1.5)	Consultation to start 2006
Shangan Green	Local Park	0.2 (0.5)	Designs not started yet
Coultury Green	Local Park	0.5 (1.2)	To be constructed when Coultury 4 and 5 completed
Whiteacre Park	Local Park	0.5 (1.2)	Design completed. To be constructed with Shangan 4 housing scheme

One of the local parks has already opened in Shangan, and others will follow as the land becomes available. New and improved parks will provide a better environment, with landscaping,

tree planting, hard and grass surfaces for sports, children’s play and general recreation areas.





Have local people been consulted and involved in the location, design and contents of the new parks?

The location of the parks was decided at the Masterplan stage and was based on an assessment of which areas people used the most for recreation, and which areas would be in the best locations for the new and existing housing.

Apart from the intensive consultation process that took place during the development of the Masterplan, further consultations took place about the design and content of each of the new parks; both the small ones, and the larger ones (Balcurris, Coultry and Poppintree). Local people of all ages gave their opinions, and their views have resulted in new parks containing lots of different facilities.

Development of the parks needs to be phased, due to the location of flat blocks and building sites, and taking into account the need to retain local access during the construction process. Consultation with local people provided input into the design of Shangan Park which is now open, and a similar process was undertaken in Whiteacre Park which will be built in conjunction with the adjoining Shangan 4 housing. A similar exercise will be undertaken for Shangan Avenue Park and for parks in other areas. Poppintree Park was the subject of a questionnaire survey, design workshops and an exhibition.



Ideas generated in workshops - 8th & 9th September 2004

In Sillogue a number of small local parks are being developed in consultation with local people and local people will also be given the opportunity to become involved in the planting and landscape process working with Groundworks.

Millions of euro will be invested in the redevelopment of Poppintree Park, which will be the biggest park in Ballymun. It will be of comparable size to major city parks such as Herbert Park. The money to redevelop Poppintree Park was raised through the sale of land to the southwest which will be used for private housing

and the money raised from the sale will be reinvested in Ballymun, mostly on sports, recreation, social supports and environmental projects. The exhibition and consultation workshops and surveys for Poppintree Park occurred between April 2004 and December 2004 and culminated with a public exhibition in the Civic Centre on 2nd December 2004.



Proposed plan of Poppintree Park

Will local people still be able to identify areas of open space that they would like improved?

Earlier in the project, environmental action plans were developed in consultation with local people and these are currently being reviewed for each of the five neighbourhood areas. These action plans identify opportunities for local improvements in areas of existing and future housing. Residents will

be involved in identifying pockets of open space within their area that need improving through landscaping, better drainage, infill developments and children's play areas. Many of the new housing developments will have small courtyards for playing and relaxing in.

How are playgrounds being designed and developed?

At the Masterplan stage a number of locations were identified for playgrounds and these are all being developed. Most were in the new parks, but in some cases it was appropriate to include playgrounds in new sports, leisure and recreation facilities. The length of time it takes to develop a new park has meant that it was necessary to put in place some playgrounds in advance (Balcurris Park), and even some temporary ones (Shangan, Coultry, Sillogue). The landscape architects who

design the parks will also be responsible for designing the new playgrounds. This will ensure that each park has its own playground which is different to those in other parks. The temporary playgrounds give people a chance to see what types of equipment are available, and which are most popular with local children. The needs of young children are being catered for in smaller parks near the new homes, as well as in the large parks. Teen zones are being included in appropriate spaces where teens like to meet to socialise.



Balcurris Park playground

What is the role of BRL's Play Development Worker?

As part of its Play Strategy for Local Children, BRL has appointed Debby Clarke as Play Development Worker. Debby will work with parents, children, youth workers, childcare workers and community groups to raise awareness of the value of play and play opportunities in Ballymun. Debby will also consult parents, teens and children about

playgrounds, play areas, and teen zones, and will set up a programme of activities to increase awareness the importance of play facilities and opportunities.

You can contact Debby Clarke, Civic Centre, Main Street, Ballymun, telephone 01 222 5609.



Debby Clarke, Play Development Worker

Why is BRL involved in promoting training and employment in Ballymun?

Economic regeneration is an important aspect of successful regeneration. Along with education, it is crucial to the long-term sustainability of the area. While BRL is not primarily an education or training provider, many of the BRL projects are directly related to creating employment and enhancing local people's skills.

Local people have gained new skills and employment opportunities by way of GAP, CAFTA and the National College of Ireland (NCI) training courses aimed at voluntary and community organisations.

BRL also directly employs local people and promotes training and employment through:

:: Local Labour Clauses and Monitoring

In addition to its general interest in employment and job creation, the Masterplan contained objectives in relation to employment on construction sites, and set targets of between 10% and 20% local labour. BRL carries out regular surveys of local construction sites to monitor the achievement of this objective, and generally the 20% level is exceeded.

:: Training Programmes

Safe Pass and the Pilot Construction Operative Training Programmes were organised to help ensure that the 20% targets were met.

Why is Safe Pass Training so important?

BRL deliver Safe Pass training on a regular basis. The training is free for unemployed residents of Ballymun, with a reasonable fee charged to local contractors and sub-contractors. To date about 110 local people have undertaken the training and this

has assisted them in getting jobs on building sites in Ballymun. It is not possible to work on a construction site or even to go on site without a Safe Pass card, although site visitors may be escorted by a safe pass card holder.





What is the Pilot Construction Operative Training Programme?

While regeneration will create many more jobs in the offices, retail and services sectors than in the construction sector nevertheless regeneration projects offer an excellent opportunity for people in Ballymun who wish to take up careers in construction. Therefore the immediate focus of the BRL local labour initiatives is to develop training and employment opportunities in the building and construction sector. This programme involved working with FÁS to deliver the Pilot Construction

Operative Training Programme that commenced in January 2004. Eleven trainees finished the course in May and progressed onto local jobs. There are currently 16 people enrolled in the programme, 12 of them local people. The next training programme will be delivered in early 2005.

Contact Mary Woolhead in BRL or the Ballymun Job Centre 01 842 5722 for more information.

What is the Work Experience Scheme?

The Poppintree centre was designed to meet the needs of the groups in the Poppintree, Balcurris and Sillogue areas. The centre on the east side will

take account of the needs of the projects and groups operating in the Shangan and Coultry areas.



Mary Woolhead with FÁS trainees

**Interview - Anthony Carberry Graduate Construction
Operative Training FÁS Finglas Training Centre**

**(Joint initiative BRL working with Ballymun Job Centre
and FÁS Finglas)**



When did you start the Construction Operative training with FÁS Finglas?

Back in January 2004. At that time I wasn't really doing anything, I had been out of work for about a year. Before that I worked in construction in Kildare for about a year.

How did you hear about the training?

I saw a poster about the training in the Ballymun Shopping Centre.

How long did the course take to complete?

4 months - I finished in May 2004.

What sort of training and skills did you learn?

A bit about everything - blocklaying, pipelaying and using hand tools - but what was really good about the training was I was out and about meeting people. It was a fresh start for me.

What did you think about the standard of training?

Very happy with the standard and the trainer was great.

How did you get started with Ruslands?

Well, I went for an interview. BRL set it up as part of a work experience stint. After 3 weeks work experience Ruslands took me on full time. Over the 3 weeks I guess I proved myself with the site manager and the other workers. I have been with them for the last 8 months.

Do you use the skills you learnt at FÁS on the job?

Yes, I guess I do and obviously I have learnt a lot more by working on site. I work with two bricklayers. I certainly have a lot more confidence now and feel I could get a construction job quite easily if I decide to move on. Yes it was worth it - the training I mean it gave me a kick start.

What future job opportunities will there be for local people?

In the coming years, it is anticipated that the new town will attract retail and service sector businesses, as well as public and commercial sector tenants. In anticipation of future job opportunities, BRL is keeping a register of prospective business tenants in the area. To ensure the Ballymun labour market is ready for future job opportunities, BRL is developing strategic partnerships with key support agencies including:

- :: Ballymun Local Employment Centre
- :: Local community and youth groups

- :: FÁS Community Training Workshop, Poppintree & DCU
- :: FÁS - National Training Authority
- :: Teagasc College of Amenity Horticulture, National Botanic Gardens
- :: Lisney, property consultants, will market and lease space to commercial tenants

What about Horticultural Opportunities?

The new Ballymun will generate a range of work opportunities in gardens and parks maintenance and landscaping. Ballymun needs people skilled-up and work-ready for these opportunities. BRL is working with the Ballymun Local Employment Centre to recruit local people for horticultural training offered by the Community Training Workshop in DCU, and Teagasc in the Botanic Gardens.

If you want further information about the local labour initiatives, you can contact Mary Woolhead on 01 675 5618.



SECTION 4

COMMUNITY SUPPORT

“We have a very strong and opinionated community and groups you don’t get anywhere else. If it’s all about location where else would you want to be?”

Mr Pat Turner, Ballymun resident

“It is important to support community groups working in the old flats who are providing important services to the community; support in finding new premises, but also increasing capacity and ensuring sustainability; operating from a new building can be more expensive and complicated than providing services from the old flats. Projects moving into new facilities have to learn to adapt and become stronger if Ballymun is to benefit fully from this huge investment in community projects. It is also important to develop new initiatives and recognise that regeneration cannot be successful while so many people still need support to live their lives to the full, in the end regeneration is about people not buildings.”

Ciaran Murray, Managing Director, Ballymun Regeneration Ltd & Assistant City Manager of Dublin City Council.

1

Will the number of childcare places increase?

A lot of childcare projects operated in the flats and BRL are committed to finding replacement accommodation for all those groups as well as increasing the total number of childcare places, after-school, pre-school and crèche places. We are also committed to supporting play groups and family support organisations. BRL are working with the Ballymun Partnership, the Health Board and the individual childcare providers to increase

the number of childcare places available. We have recently engaged childcare consultants to carry out a quality audit of existing childcare providers and to assess the scope for expansion and improvement within the sector.



Where will the new crèches be located?

:: Shangan Green Nursery:

This crèche will be built in conjunction with Shangan Neighbourhood Centre. This project recently received funding approval from Department of Justice, Equality and Law Reform.

:: Aisling St Joseph's:

This development located close to St Joseph's on Balcurris Road includes a pre-school and an after-school facility and will be going on site early in 2005. The other two Aisling after-school projects need to be accommodated near their respective national schools, Holy Spirit in Sillogue and Virgin Mary in Shangan.

:: Glor na nGael:

Glor na nGael is a pre-school being developed as part of the Coultrey Neighbourhood Centre, it is programmed to be completed in Spring 2005.

:: Shopping centre:

Plans for a crèche are included in the refurbished shopping centre on the new Main Street.

:: Santry Cross Crèche:

This crèche is under construction and the developers are seeking an organisation to operate it.

:: North Poppintree Crèche:

A new crèche is to be provided as part of the refurbishment of the North Poppintree Community Centre, an operator is currently being sought by BRL.

:: Sr Majella's childcare project:

A site is being sought for a new facility for Sr Majella's childcare project in Sillogue

:: Ballymun East Community Centre:

The refurbishment of Ballymun East Community Centre will also make provision for new and replacement childcare places.

:: New private housing developments will also be expected to make provision for additional childcare places.

:: There are two existing purpose built nurseries in Ballymun, the Ballymun Day Nursery and the crèche in Axis.

:: Other projects, some already involved in childcare and others who are no longer involved in childcare are being encouraged to review their current and potential role in childcare provision.

All of these facilities are being built using land and capital funding provided by the public sector. Accordingly the facilities will remain in City Council ownership and will be made available to childcare providers to provide quality childcare at affordable prices to local people.



Can providers and parents get advice about childcare?

Ballymun Regeneration's childcare consultants will be auditing individual childcare providers about their project's needs for new premises, and as part of this process projects will be assisted to develop business plans and programmes to support and develop their management committees and staff training needs. This type of support is part of the process of relocating the projects to new premises.

In addition, the new Dublin North West Childcare Resource Centre was launched in July 2004 by the Ballymun Partnership. This resource centre aims to provide a focal point for childcare services and serves Ballymun, Whitehall, Finglas, Glasnevin North and Santry. The service will help parents choose between local childcare options and will also support childcare providers. **Contact 01 842 3612 for more information.**



What is the Ballymun Community Law Centre?

Ballymun Community Law Centre is a 'one-stop shop' where people can get free legal advice, representation and information, it has been in operation for two years and employs a full time solicitor.

The centre ensures that people can find out about their legal rights on a range of issues including landlord / tenant agreements, equality, debt, employment law, consumer law and social welfare tribunals. In addition the centre provides an office for the Legal Aid Board's service in relation to family law. This service operates two days per week.

A number of training and education programmes are run by the centre that focus on legal issues and rights. **The Ballymun Community Law Centre is located at 34 Shangan Road, Ballymun, telephone 01 862 5805.**

The law centre is part of the national network of independent law centres and is one of only two community law centres in Ireland. As well as a legal services the centre also provides a mediation service.



Mary Robinson with the staff of the Ballymun Community Law Centre (May 2004)

Is there a community mediation service available to people in Ballymun?

Mediation Ballymun is an independent community based organisation that was set up in 2003 with the support of Ballymun Community Law Centre. It provides a mediation service to the people of Ballymun and is developing alternative methods of conflict resolution within the community. In general, mediation offers an alternative to legal action in resolving disputes and helps people who are in dispute to reach an agreement without having to go through expensive court proceedings or taking the law into their own hands.

The role of a professional mediator is to act as a 'go-between' to help bring parties together to reach agreement. The mediator assists in clarifying the issues in the dispute and helps participants to clear up misunderstandings between themselves.

The principle aim of the mediation service is to offer community mediation and volunteer mediators are available to the community mediation service. However some of the voluntary mediators are being trained in other types of mediation such as peer mediation (which operates in schools and often deals with bullying).

It is hoped that family mediation services will become available in the future particularly if a partnership arrangement can be formed with the family mediation service. Community mediation can assist in problems such as noise nuisance, or nuisance caused by dogs, invasion of privacy, litter, parking issues or problems with harassment, housing problems or problems with debts.

The Mediation Service has offices at 42 Shangan Road. A development manager for the service is currently being recruited. The service can be contacted at 01 862 5866 Monday to Thursday and your call will be returned within 24 hours.

How are local people involved in the Ballymun Masterplan?

From the start of the project in 1997 BRL recognised that the involvement of local people was essential. In many other regeneration projects people have to leave the area before the construction can start. In Ballymun there was enough space to build new housing while people remained in the flat blocks this has given the project a unique opportunity to involve local people in decisions about the location and type of new housing, parks and community and other facilities.

The company has representatives of the local community on its board and has used an extensive system of working groups and focus groups combined with surveys, questionnaires, planning days, workshops, public meetings and one to one consultations to stay in touch with the community and ensure that their ideas are included whenever possible. The Ballymun Neighbourhood Council has a network of area forums which assist in the process of consultation. The transition programme delivered by CAFTA also ensure that BRL is kept in touch with how people feel and think about developments. Regular surveys and discussion groups are also undertaken by independent market researchers to ensure objectivity of feedback from individuals and groups. Some working groups and consultation panels meet regularly such as Safer Ballymun and the Citizens' Jury.

At a practical level residents have been involved in naming new streets and roads and have become

involved in designing and developing briefs for housing, playgrounds and parks and lately have become involved in tree planting of open spaces. The depth and breadth of the community consultation is reflected in the diversity and range of projects which have been developed from art, history and environmental projects to education, training and personal development projects. Special support initiatives and interventions have also been provided to meet the particular needs of members of this vulnerable and socially excluded community.

At a general level, the exhibition space on the ground floor of the Ballymun Civic Centre regularly contains information about new schemes and proposals.

Monthly newsletters are delivered to approximately 7,500 homes and organisations in Ballymun and the surrounding area.

The regeneration web-site is kept up to date and can be visited at www.brl.ie, people from other regeneration areas around UK and rest of Europe and further afield regularly download information and many follow up with visits to the project which is recognised as being unique in its vision and ambition.

Visitors call into BRL's offices daily and feedback is always welcome - in person, in writing, via email (brl@brl.ie) or by telephone 01 222 5660.



7

What is the Citizens' Jury project?

The Ballymun Citizens' Jury is a group of ordinary people who come together to hear evidence from expert witnesses from home and abroad about a particular topic. In the case of Ballymun the topic was anti-community behaviour. Fourteen local

residents, to represent Ballymun, met in April 2003 over four days to discuss problem behaviours in Ballymun such as gangs, joyriding, drug dealing, littering and graffiti.

8

What did the Citizens' Jury achieve?

The Ballymun jury panel prepared a report about the actions that they thought would help to reduce anti-community and anti-social behaviours. Their recommendations concluded that:

- :: Ballymun needs to find ways to reduce school absentee rates
- :: There should be increased community support for families and individuals
- :: There needs to be better programmes and facilities for young people
- :: Communication between area forums, agencies and residents needs to be improved
- :: Ballymun needs to find ways to help improve Gardaí / community relations

BRL is involved in partnerships with these to explore how the Citizen Jury's ideas and recommendations can be included in the

regeneration process. In December 2004, the Citizens' Jury received a report from BRL outlining progress to date.

A number of other specialist working groups are operating within Ballymun in the areas of Childcare, Homelessness, Safer Ballymun.

In the past a number of working groups involving voluntary and community sector practitioners developed strategies with BRL into topics such as housing, economics and education.

It is now proposed to widen the idea of a citizen's jury to practitioners whose views are important to the future of regeneration, although the remit of the practitioners panel would be more general than the original working groups.

What is Safer Ballymun?

Safer Ballymun is a partnership between the Gardaí, Dublin City Council, Ballymun Regeneration and local community representatives. The group meet regularly to discuss how policing and estate management issues are affecting the area from the viewpoint of all the members of the partnership. Examples of issues discussed include how areas which are hoarded off during demolition can become a focus of anti-social behaviour and how relations between young people and police can be improved, as well as how the changes being proposed in the new Garda Bill might be implemented in Ballymun. Each meeting commences with a visit to an area of Ballymun where anti-social behaviours have become problematic.

One tool which is being used in conjunction with the Safer Ballymun initiative is an Environmental Visual Audit whereby an audit of each neighbourhood is undertaken to determine what physical damage exists in each area including: graffiti, litter, broken trees or street furniture, damaged property including areas where rubble and stones provide missiles for vandals etc.

Experience in other areas where this type of approach is undertaken shows that such damage to the physical environment will cause people to develop a fear of crime that is not necessarily related to the level of crime in the area. By assigning even a relatively small budget to carry out improvements to the physical environment it is possible to reduce people's fear of crime and thereby improve people's quality of life and enjoyment of their area.

Environmental visual audits have been undertaken in each area of Ballymun, as well as the Main Street, over the last 3 months of 2004. Currently an estimate of the amount of money needed to undertake minor remedial works and reduce graffiti and litter is being developed. This estimate includes an assessment of which agency is responsible for each type of improvement or remedial work. Discussions will continue between Dublin City Council and Ballymun Regeneration to determine how to finance these works in the future.



THE NATURE OF HOMELESSNESS IN BALLYMUN

10

What is the nature of the homelessness problem in Ballymun?

Recent surveys and research undertaken by the Homelessness Forum (a partnership between support agencies from all sectors) have shown that there are a number of young people who find themselves homeless for short-term periods. So

while there is not a high incidence of people having to sleep rough in Ballymun there are many young people who stay with friends or other families on a casual basis because they are out of home for one reason or another.

11

Why do some people become homeless?

People become homeless for a variety of complex reasons mostly related to relationship breakdown, alcohol and / or drug misuse, family disputes, people leaving jail without proper support, people who are experiencing physical or sexual abuse, and people suffering from mental health problems.

The Ballymun survey found that relationship breakdowns and drug and or alcohol misuse were the most common reasons for homelessness in the Ballymun area. However young people leaving care are also at risk of homelessness.



What is being done to tackle the problem of homelessness in Ballymun?

The Ballymun Homelessness Forum consists of local and city-wide groups involved in providing services to the homeless or whose clients are at risk of becoming homeless. The forum is currently implementing an Action Plan to try to meet the needs of homeless people (or people at risk of becoming homeless) in Ballymun. Homelessness can be tackled by:

- :: Supporting both families and individuals in their own homes to prevent them becoming homeless.
- :: Providing residential and support services for people who have become homeless and for people leaving care, prison or other institutions to prevent them from becoming homeless.
- :: Providing a place where homeless people or people who are living in a chaotic fashion can have access to laundry facilities, have a shower or obtain other practical help (including primary medical care). This is particularly important where people have problems related to alcohol or drug misuse and are not willing to use mainstream health board services.
- :: Making homeless people and people who are at risk of becoming homeless aware of the support services that are available to them including providing training in housing issues including landlord and tenant legislation to community and voluntary groups working with vulnerable people.



SECTION 5

HEALTH AND SAFETY AND ENVIRONMENTAL SUSTAINABILITY

“In GAP we are delighted with the number of people involved in Ballymun’s environmental projects. Of course the more people who join and take part in environmental projects the greater the difference that can be made to improving the environment for everyone. It is important for areas like Ballymun to be able to show the rest of the city what can be done when people become involved in environmental actions at an individual and community level.”

Lynn Scarff, Global Action Plan, Ballymun

“When it happens the Rediscovery Centre will ensure that Ballymun is at the forefront of waste recycling in Ireland.”

Sarah Miller, Development Manager, Rediscovery Centre Ballymun

1

How is Ballymun becoming more environmentally sustainable?

Ballymun Regeneration Ltd invited Global Action Project (GAP) into Ballymun to show how environmental actions can make a difference to how people live their lives. BRL provide funding for GAP to run environmental action teams for individuals, school children and projects.

Environmental action teams cover issues such as waste management, sustainable, transport, energy and water use, promoting responsible consumption and fair trade and environmental safe products.

GAP also promotes horticulture through gardening action teams and community garden projects in schools.

Many schools in Ballymun have achieved or are seeking green flag status since starting to work with

GAP in September 2002. In after-school projects local children are also involved in exchanging recyclables for Eco points that can be used in exchange for fair trade, environmental and educational products.

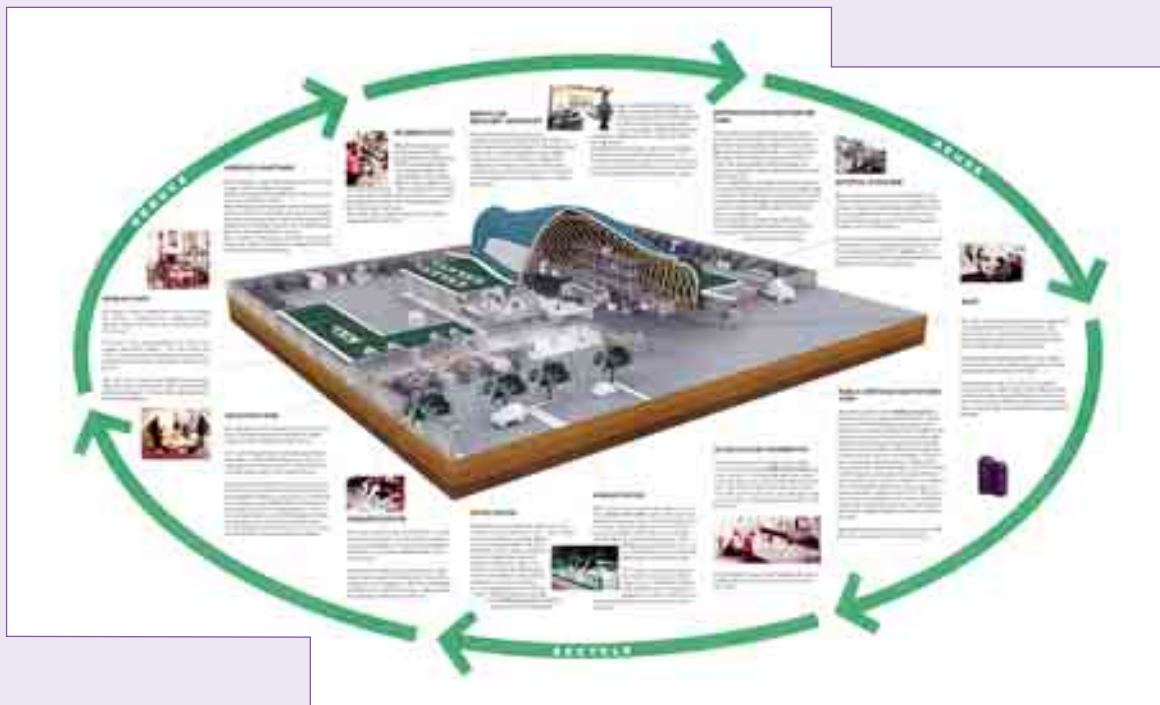
GAP is undertaking an awareness programme in relation to Dublin City Council’s green bins by helping people to understand the importance of co-operating with the city’s waste management strategy by using the green bins correctly. GAP carries out audits of usage of the green bins and also works to increase usage of local bring centres.

People who wish to become involved in one of the community environmental projects can contact GAP by phoning 01 862 5846 or visiting www.ballymun.info.

What is the Environmental Rediscovery Centre?

BRL has a plan for the development of a centre of excellence for waste recycling in Ballymun. In December 2004 a Development Manager was appointed to ensure that this centre becomes a reality. The Ballymun Rediscovery Centre will be

the main recycling centre in Ballymun where recyclable goods are not only redistributed but are recovered, reused and redesigned. Ideally the centre will have visitor facilities, artist and craft workshops, an educational centre and café.



Proposed Rediscovery Centre

How will residents know when building work is starting in their area?

People should get plenty of advance notice of building work starting in an area. Ballymun Regeneration Ltd will keep residents informed of major construction work through the monthly newsletter. This will give people plenty of advance

notice; at least two months. In addition two weeks before work starts an Advance Warning Notice leaflet will be delivered to all the homes which BRL think are likely to be closely affected.

What types of hazards can be created by demolition and construction sites?

Construction sites create hazards not only for the construction workers, but also for the public who move around the site or who live nearby. The general public must be protected from the hazards associated with construction work. Examples of the types of hazards created include:

- :: Movement of plant and equipment into and off the site
- :: Changes to surface levels at the site entrances
- :: Excavations, holes and trenches to divert services to the site

- :: Protruding nails, falling material and debris
- :: Dust clouds
- :: Hazardous substances
- :: Noise and vibration
- :: Site visitors and additional vehicular traffic, site staff and deliveries



Demolition of Pearse Tower (2004)

5

Is anything being done to increase health & safety in the area?

From the beginning Ballymun Regeneration Ltd has taken health and safety issues very seriously and as a result a special five member health and safety management team was established headed up by a health and safety professional John

Rizzolo. In addition to his five member team, two health and safety monitors patrol the area regularly to identify public safety issues and bring them to the notice of the relevant parties.

6

During what hours is building and demolition work allowed to take place?

Standard working hours for contractors run from 8 a.m. to 6 p.m. Monday to Friday, and 9 a.m. to 1 p.m. on Saturdays. Work should not occur outside these times except with special permission from the local authority. On the rare occasions

when contractors need to work outside standard working hours local residents will be notified in advance where it is considered that the work will interfere with their peace and quiet.

7

Can members of the public report suspected unsafe conditions?

People are asked to take note of any suspected unsafe or unhealthy conditions and report these concerns to the site management at the site office where their report should receive a prompt response.

If this does not seem to have made a difference or the response is unsatisfactory people, should then contact the BRL Health & Safety Team, by phoning 01 222 5660 or calling into BRL at the 3rd floor in the new Ballymun Civic Centre.



Are extra steps taken during school holidays?

All building sites must be fenced off by law and in addition in Ballymun, all sites are patrolled around the clock by security staff to prevent unauthorised people entering sites and also to guard the construction companies' equipment and work against theft and vandalism.

To keep streets as safe as possible BRL tries to ensure that site deliveries by heavy machinery are made outside school starting and finishing times, especially on sites near schools. For the last few years BRL engaged Wardens to provide additional

support to the existing the project's existing Health & Safety monitoring team in ensuring greater safety of school children during school holidays and alerting young people to the dangers of building sites. The project has also organised an extensive range of summer diversion programmes to provide sports, art and entertainment for children and young people during school holidays. These have helped to divert attention away from buildings works, particularly infrastructural works which are more difficult to isolate and fence off than housing or building sites.





SECTION 6

ARTS AND CULTURE

“Through the regeneration project local people in Ballymun, with or without previous experience in the arts now have a great opportunity to become involved in the many Breaking Ground arts initiatives funded through the regeneration project. Breaking Ground is very successful and seems to be able to attract people across all age-groups, talents and interests and participants include both individuals and groups.”

Aisling Prior, Artistic Director of Breaking Ground

1

What role does art play in the regeneration process?

The development of high quality public art projects in Ballymun is central to the creation of a positive image of the area both to outsiders but also to the community within Ballymun. Breaking Ground a “per cent for art” project is funded through the regeneration project and is specifically seeking to engage local schools, artists and art groups in art programmes in Ballymun. Breaking Ground’s Art Programme will help Ballymun to develop a vibrant new identity and add to its diversity and attractiveness, for people considering coming to Ballymun to live, work and invest.

It is also an important way of increasing the local community’s confidence in itself and in its young people. It helps to mitigate the negative images which the media have helped to build up over the years in the minds of local people but also in the minds of people from other parts of the city.

In addition to the Breaking Ground project the regeneration project has been involved in the provision and support of the Axis centre for the arts in Ballymun. This centre will become, in time, the centre for arts in Ballymun, and already has started to develop a reputation for excellence in its drama

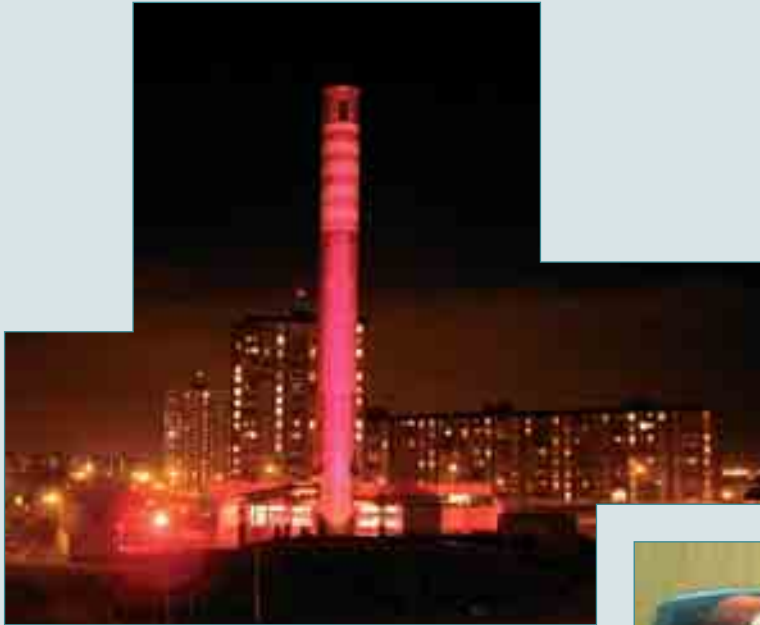
productions. Ballymun has several well know musicians and bands who are associated with the area and Axis has a music recording studio which will ensure that this aspect of the arts in Ballymun continues.

Other regenerated areas in major cities have found that by creating places for artists to live and work formerly derelict areas can become popular and successful, adding an interesting dynamic to the life of the community and again importantly changing perceptions and attitudes in the area. BRL are currently examining a proposal to create ten residential studios which practising local or visiting artists can rent and where there will be an exhibition space as well as studios where artists can work.

Have any art projects begun?

Breaking Ground was launched on St. Valentine's Day 2002 with 4,300 watts of pink and red lights lighting up the "Boiler-house chimney". The concept for the illumination was the idea of internationally renowned artist, Andrew Kearney.

Since then an amazing variety of submissions has been received from individuals and groups from Ballymun, the rest of Ireland, France, Romania, Holland and the USA.



What types of art commissions were undertaken?

Many of the Breaking Ground art projects were undertaken by artists working with local projects and groups including St Margaret's Traveller Women's Group, BRYR, the St Joseph's Wind Band, the Holy Spirit National School, Tierney Writing group but there were also print making and bronze casting workshops as well as more traditional art commissions for art in public places.

Most of the Breaking Ground Phase 1 projects are either complete or nearly finished.

One important phase 1 project that is still underway is Jochen Gerz's "amaptocare" project. This project involves the donation by people of trees which will be planted in Ballymun. A map

sculpture in the central plaza will show where all the donated trees are located and in addition each tree planted as part of the amaptocare project will have a marker to show what the tree means to the person who donated that tree to Ballymun.

People wishing to take part and so far more than 700 trees have been donated can email amaptocare@hotmail.com for information or by phoning 01 883 2110.

For further information on current projects and future art projects, people should contact Breaking Ground at 01 883 2173.



WRITTEN AND ORAL HISTORY PROJECT

“Ballymun’s Community Archive is a model for other communities who might also engage in recording aspects of their history.”

Deirdre Ellis-King, Dublin City Librarian

4

What is a community archive?

Since it was founded Ballymun has had a strong sense of its own identity and has always been proud of its community spirit.

A team of historians were asked to work with the local community to produce both a written and an oral history of the area as part of a project to record the history of the Ballymun area:

- :: before the flats were built
- :: in the early years of the estate
- :: now that it is undergoing a major regeneration project

The written and oral elements form the basis for the Ballymun Community Archive which was donated to the City Library Service. The archive consists of maps, images and text and can be viewed by the public in the Ballymun Library.

Many local people donated photos and documents during the course of the original history project but the archive can be added to and will become an even more important asset if it continues to grow and develop. One outcome of the original oral history project was that an Oral History Association was set up in Ballymun.

NCI are providing on going training in oral history recording techniques to the association or alternatively people can contact BRL’s archivist and record manager if they wish to submit documents or photos for the community archive.

People can contact Michele Ryan at the National College of Ireland by phoning 01 449 8608.

SECTION 7

DIRECTORY OF SERVICES

BRL Housing Allocation Team

The Allocations Team will work with tenants who are being assigned a new home. To enquire about housing allocations and updates call 01 222 5600.

Axis Arts Centre

For details about Axis art programmes phone 01 883 2100 or visit the Axis centre.

Ballymun Community Law Centre

For legal advice and information call to 34 Shangan Road or phone 01 862 5805.

The Ballymun Neighbourhood Council

Office in the Axis centre Ballymun Main Street or phone 01 883 2154.

Ballymun Regeneration Ltd

For more detailed information on any aspect of the regeneration, visitors can drop into BRL's offices, email brl@brl.ie or telephone 01 222 5660.

Breaking Ground Arts Project

Art projects for the community. For further information contact Breaking Ground's artistic director, Aisling Prior at 01 883 2100 or email aisling.prior@axis-ballymun.ie

Dublin City Council's Area Office

Located in the new Civic Centre on the Ballymun Main Street. Telephone 01 222 5610.

Employment Opportunities

If you want further information about local labour initiatives, you can contact Mary Woolhead on 01 222 5618.

Global Action Plan (GAP)

Community environmental projects and recycling initiatives. If you would like to know more or get involved, call 01 862 5846.

Health and Safety

John Rizzolo, BRL Project Health & Safety Team Leader, 01 222 5660.

Housing Opportunities Register

If you wish to register for housing options call Mary Woolhead on 01 222 5618

infoLink Dublin North West Directory

The most comprehensive listing of community, voluntary and statutory services in Dublin 7, 9 and 11 with 2,000 entries covering everything from youth clubs to childcare. The directory is available online at www.dublin.ie/infolinkdubnw and will be published in book format towards the end of 2004.

Mediation Ballymun

Offers help to people trying to solve disputes without using legal action. The service has offices at 42 Shangan Road, Ballymun. The mediation co-ordinator can be contacted on 01 862 5866, Monday to Thursday, calls returned within 24 hours.

National College of Ireland (NCI) certificate courses:

For information on these and other NCI courses, contact Michele Ryan on 01 449 8608.

- :: Housing Transition Programme
- :: Oral History Project: Community Research
- :: Committee Effectiveness Skills
- :: Active Citizenship Local Development
- :: Parents in Education
- :: Computer Fundamentals
- :: Discovering University Programme

North West Childcare Resource Centre

The service will help parents choose between local childcare options and will also support childcare providers. Contact 01 842 3612 for more information.



Your Plan - Your Future



Dublin City
Baile Átha Cliath



NATIONAL DEVELOPMENT PLAN

Funded by the Irish Government under the
National Development Plan, 2000 – 2006.



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