



BALLYMUN

REGENERATION NEWS

June/July 1999 Issue 11

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- **FIE appeal delays new homes in Balcurris**



Ballymun children and staff surveying their new premises in Silloge where the Ballymun Day Centre is nearing completion

NEWS FLASH

Ballymun qualifies for maximum tax incentives

Ballymun Regeneration welcomes the announcement by Mr Robert Molloy, TD, Minister for Housing and Urban Renewal, that commercial and industrial tax incentives are to be applied to Ballymun under the new Urban Renewal Scheme.

This is an exciting and important development for Ballymun and means that major Irish and International business will now be encouraged to consider Ballymun as a place to set up business.

Residential tax designation has already been granted for new housing and for the refurbishment of existing housing in Ballymun.

Anyone who wants further information on this should contact Ballymun Regeneration Ltd.

SUMMER START

It doesn't seem like 12 months since last June when we announced the very ambitious plans for the first phase new homes. At that time we had hoped to be on site building houses by now. It has taken us longer to get this far than we had hoped and I'm sure many of you doubt if building work will ever start. Thirteen schemes of new

homes were designed and lodged for planning permission and three of them were appealed to an Bord Pleanala. The other ten schemes are now at detailed design stage before going to tender to select a builder.

The following table shows the expected start date for the homes in these schemes:

SCHEME	EXPECTED START DATE
Belclare Drive	September / October 1999
Coultry Way	October / November 1999
Shangan Avenue	October / November 1999
Shangan Road	December 1999 / January 2000
Santry Avenue	January / February 2000
Coultry Park	January / February 2000
Burren Court	January / February 2000

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The first building work you'll see in the new Ballymun will be drainage work and a new road linking Santry Avenue with Shangan Road. It is due to start in August. This new road will facilitate the construction of Coultrey/Shangan housing schemes due to start later in the year.

Planning Permission Appealed

Three schemes are on appeal to An Bord Pleanála,

they are Belclare Crescent, Sandyhill Avenue and Balcurris Park. BRL made a submission on each of the three schemes, reinforcing the original planning applications to Dublin Corporation. It can take up to four months before An Bord Pleanála gives a decision. No work can begin on these three schemes until then.

We will be launching the plans for the Main Street shortly and expect to start work on building the Main Street in October.

Workspace 2000 - training for the future

Workspace 2000 is a fabulous new enterprise and training facility for Ballymun. The 8,500 ft² building was refurbished by the Ballymun Partnership. Training facilities are second to none with a full training kitchen and bar for CERT courses and an office training centre for IT/office skills. On-site child minding is available for course participants' children (8 spaces per 30 trainees).

"Workspace 2000 is in keeping with the Ballymun Regeneration Masterplan in that it provides for social and economic regeneration," says Mr Aidan O'Connor, the project architect from the BRL team.

CERT (Catering Education Recruitment and Training) started Catering and Bar Control training courses on 14th June. Both courses will last for 26 weeks each. 15 trainees will be accepted into each course. All course participants will qualify for a CERT training allowance and uniforms are provided. On completion of the course, successful trainees will be placed in employment by CERT. Tramlines Ltd and Softech will provide office and IT skills courses. Mr Terry O'Neill, Enterprise Manager with Ballymun Partnership heads



Mr Aidan O'Connor, BRL Architect, shows off the new training centre at Workspace 2000 to Ms Siobhan Guyatt who is the new Administrator of the facility.

up the Enterprise team at Workspace 2000. Siobhan Guyatt, formerly of the Ballymun Job Centre, has been appointed Administrator. "Workspace 2000 is a whole new adventure and I'm really looking forward to getting involved," says Siobhán.

For more information and registration on any of the Workspace 2000 courses contact Ballymun Job Centre at telephone 842 5722.

More jobs for local people in Ballymun

There will be jobs for local people in the new housing and other building schemes due to start soon. The Ballymun Job Centre is the first port of call for anyone interested. FAS will provide training and certification.

Jobs will be available for apprentices as well as long-term unemployed tradesmen and operatives who will be recruited through Ballymun Job Centre and FAS. There will also be work for local contractors either directly employed in the construction work or providing

ancillary services to the contractors in areas such as security, catering and cleaning. Local contractors will be recruited through the Ballymun Partnership. The building project is expected to last from 5 - 10 years so those with a proven track record in delivering good quality work should have no problem securing positions.

For more information about any of these positions, contact Ballymun Job Centre and Ballymun Partnership as appropriate.

French say 'Oui' to Ballymun plans

Ms Ann Keating, Ballymun Regeneration Ltd board member presents a souvenir crystal travel clock to the leader of the French group who visited Ballymun on Friday 28th May for a three day workshop to exchange ideas on social and economic planning.

Organised by the NOW Project, the workshops were held in Dublin City University. The French group included 28 Architects and Urban Planners who gave a resounding "yes" to plans for Ballymun.



Anne Keating (right), Women's Resource Centre, presenting the clock.

FIE delays building of new homes in Balcurris

The chairpersons of the five neighbourhood fora, the Ballymun Housing Task Force and the Manager of the Area Based Partnership have written to Tony Lowes of the Friends of the Irish Environment to tell him his complaints against the regeneration of Ballymun are "anti-community and most unwelcome". Mr Lowes who is from the USA and lives in Cork has complained to the EU and to An Bord Pleanála about the planning procedures used by BRL in applying for permission for new housing for Ballymun residents. The appeals to An Bord Pleanála will certainly delay the building of some new homes.

Mr Lowes recently visited Ballymun but did not want to meet with either Ballymun Regeneration or the Housing Task Force. He has made contact with a small group of people from Ballymun and the surrounding area, some of whom were already involved in an abortive challenge in the High Court about rezoning procedures and others who are known to be opposed to the demolition of the high rise flats. The open letter to him goes on to say that people in Ballymun are disturbed to note that his organisation does not appear to have consulted "the general public or the community groups or the Housing Task Force" all of whom participated in the development of the Ballymun Masterplan.

Mr Lowes and his colleagues in Friends of the Irish Environment who include David Healy, Sara Dillon, Peter Sweetman, Frank Corcoran and Roger Garland, have interpreted an EU directive to mean

that an Environmental Impact Assessment is required for all proposals in the Ballymun Regeneration framework Masterplan even though the majority of the building proposals won't be designed until the latter part of an eight year building programme. They have missed the point that the EU Directive relates to fully designed projects which exceed in size the thresholds set by the EU for individual developments and cannot refer to development plans which will be implemented in numerous individual planning applications over an eight year programme.

The open letter goes on to state the Environmental Appraisal of the Masterplan proposals which BRL carried out "far exceeds the spirit of the EU Directive". Indeed the Ballymun Masterplan recently won an award from the Irish Planning Institute for the extent and depth of its consultation.



Location of new road connecting Shangan Road and Santry Avenue.

Existing Houses: “DoE to fund improved drainage” & “Refurb Tax Bonanza”

Last Friday BRL were notified by Minister Noel Dempsey that he had given approval to upgrade the drainage in the five timber clad estates. In agreeing to fund the drainage works, one of the single biggest problems facing these home owners over the years will be solved for once and for all. In addition the voluntary housing sector can help all owner-occupiers interested in refurbishing their existing homes.

Under the Urban Renewal Scheme, the Department of the Environment and Local Government has provided that home owners in Ballymun who need to spend money refurbishing their homes can write off

the cost against income tax over the next ten years. The most economical and sensible way to take full advantage of this type of tax incentive is for groups of home owners to form co-operatives to get the work done together, using the same contractors.

Full details of the type of work which can be included will be sent out soon.

If you are an owner-occupier interested in refurbishment you and your neighbours should consider whether a co-op is of interest to you. You can also contact BRL for any assistance and help which we can give.

How Ballymun voted - Ballymun/Whitehall local elections

Congratulations to Noel Ahern T.D. and Eamonn O'Brien on retaining their seats in the local elections and to Deirdre Heney on her election. Both Noel and Eamonn who are directors of BRL agree “that the next five years is a term for decisions in Ballymun”.



Choose your own Landlord - role of voluntary housing

Voluntary Housing Associations are not-for-profit organisations, funded by Dublin Corporation from resources provided by the Government. As well as ordinary housing, they provide housing for people requiring additional care, e.g. the elderly, the homeless and people with disabilities.

We are currently planning research to assess homelessness and other special needs. One association is looking at providing housing for homeless people. Another is seeking to provide sheltered accommodation for elderly people which could include assisted bathing areas, community and meeting rooms for health care visitors etc.

Voluntary Housing Associations also provide ordinary housing for low income families who would otherwise be housed by Dublin Corporation. Housing Association schemes are run by local management groups and offer tenants an alternative to Dublin Corporation as a landlord. This can be important for

people who cannot afford to buy their home now but who would like to move away from being a Corporation tenant. Voluntary Housing Associations charge similar rent to the Corporation. If people opt to become part of a Housing Association or Co-operative they have the choice of returning to the Corporation again at a later date if they wish.

Although no commitment has been given to any organisation, we are in discussions with them to see what help they can give to the people of Ballymun, especially those who need additional care and a supported housing environment.

Quite a few Ballymun residents have already expressed an interest in becoming involved with a Housing Association or Co-operative. If you are interested in this kind of housing, please contact us at Tel. 842 1144. We will keep your name on file in the event that Voluntary Housing Associations move here. All Residents from Ballymun can apply - you do not have to be from Phase 1 to be considered.

Leisure in the new Ballymun



3rd and 4th Class at Holy Spirit National School with Margaret Gannon, Dublin Healthy Cities Project, Eleanor Brennan, Ballymun Regeneration, Frank Fahey, Fizzical, David Gannon, Teacher, Rhonda Carroll and Carol Mooney from Dublin Healthy Cities Project.

A team of three consultants, led by Holohan Leisure, have been employed to carry out a Leisure Needs Analysis in the area. The analysis will focus not just on the needs of those involved in organised competitive sport but also on the needs of those who wish to take part in active or passive recreation.

“As part of the analysis we plan to consult with interested individuals, sports clubs, local community groups, funding agencies and development organisations. The results of the consultations will help in the development of strategies geared to increase participation in leisure activity by all sectors of the population of the New Ballymun. This must include everyone from toddlers to young children, youths to adults and men and women. The special needs of groups such as older adults and people with a disability must also receive attention”, says Eleanor Brennan, Project Co-ordinator.

“Throughout the month of May we met with many interest groups and have received excellent feedback”, says Eleanor “and we continue the process throughout the month of June. What is really interesting is the range of interests being expressed by people of different ages and abilities. For example, youths express a huge interest in ‘extreme sports’ such as Rock Climbing, whereas older adults opt for more ‘social’ activities such as Dancing and Bowling”.

The extreme lack of facilities in Ballymun is the most commonly cited barrier to greater participation in sport or recreational activities. There is general recognition however that other issues such as leadership training, variety of activities, and

promotion will be key factors in significantly increasing participation in leisure activities in the New Ballymun.

Any individual, club or organisation interested in contributing to the consultation process should contact Eleanor Brennan at 842 1144.



Ballymun United FC supporters who followed the local team to Birr recently for the FAI Junior Cup Final against Limerick's Fairview. The out-going champions finally secured an historic 3-in-a-row victory despite Ballymun's strong efforts to take the title back to Dublin. Well done Ballymun United FC and best of luck next year. (photo courtesy Evening Herald)

Contents insurance for your home

Ballymun Credit Union is offering Insurance for the contents of your home. Start planning now to make sure that you can insure the contents of your new home in Ballymun. You have to be a regular saver - for at least six months - at Ballymun Credit Union to get contents insurance. For more information talk to The Manager, Ballymun Credit Union, telephone 842 5611.

Ballymun's Community Law Centre



Ballymun needs a Community Law Centre. People here need access to legal advice and services, including family law, wills, courts and tribunals, housing problems, employment difficulties and debt.

Community Law Centres (CLC) are independent and provide legal aid and advice to people on low incomes and to local groups. They deal with civil law cases only. They provide services free to the community. After a public meeting held in

Stormanstown House, a group was formed to start working on getting such a centre for Ballymun.

There are representatives from lots of local groups e.g. CAP, MABS, YAP, BRL, Welfare Rights, NCI, Dublin Corporation, Threshold, EHB, Garda, Local Schools, FLAC, BVYC and Men's Network. Ask local politicians to support a community law centre.

If you want to know more, contact Fiona Cormican, Ballymun Community Law Centre Campaign at telephone 842 8470. Free Legal Aid is available on Tues & Thurs 6.45pm to 8pm in the Ballymun Library.

Community facilities/Neighbourhood Centres

The Masterplan for Ballymun recognised the valuable contribution of community groups to Ballymun and identified a need for the provision of replacement accommodation for the groups that currently occupy flats and basements.

Community groups who currently occupy flats and basements should critically examine their accommodation needs and identify whatever sources of funding are available to them for the provision of replacement accommodation. Feasibility proposals for Neighbourhood Centres that will include community facilities are currently being developed.

Community Resource Centres in each neighbourhood will be developed and managed in conjunction with the Estate Forums. The nature of these centres will be such as to require that local groups work together and share what is available. The best use of each centre will require good local management and co-operation between groups in sharing facilities and reducing duplication.

Pending the provision of permanent accommodation, groups being displaced from the Phase 1 demolitions will be accommodated in either replacement flats, basements or new temporary units.



Ballymun Community Funday



Family Funday * Poppintree * Sunday 4th July 1999 * 2.00-6.00pm

Jazz Band * Face Painting * Balloon Sculptures * Strolling Characters * Magic Show

The Ballymun Voluntary Youth Council together with Dublin Corporation are hosting a party to beat all parties in Poppintree on Sunday 4th July from 2.00-6.00pm.

This is the first time that the famous Dublin Corporation Family Funday is being held in Poppintree and with the help of Ballymun Voluntary Youth Council it promises to be the biggest and best ever.

There will be lots of activities for children, young people and adults to enjoy. The novelty sports day is being hosted by the City of Dublin Youth Services Board. There's the Phoenix Swing Band, Magic Shows, face painting, balloons, strolling characters and plenty of surprises too...

Remember it's your day, so go along and join in the fun.

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