



# BALLYMUN

## REGENERATION NEWS

December 1998/ January 1999 Issue 8

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**The National College of Ireland has arrived in Ballymun. For information on courses available at the Ballymun Campus, Stormanstown House, phone Barbara Crowley at 4068035 or 8623191.**



### MERRY CHRISTMAS

## A Good Year Ends

**D**ear Residents and Friends.

The end of the year is a good time to look back on what's been achieved in the last fifteen months on the biggest regeneration project in Ireland. The pace of work has been hectic and a lot has been achieved. We've made huge progress, for which I thank the many people who are helping and supporting us.

Planning permission for the new Arts and Community Resource Centre has been received and the architects are working away on finalising the designs for the first houses. We will shortly begin lodging planning applications for the Phase 1 houses.

Up until March, all efforts were concentrated on producing a Masterplan for the area, in time for the Government's deadline of 31<sup>st</sup> March 1998. This was also the deadline for our application for tax incentives under the next urban renewal programme. Both were achieved with a lot of help and co-operation, including that received from more than two thousand people who came to the Ballymun Shopping Centre in November 1997 and the five thousand people who came to the exhibition in March to let us know what they wanted to see in the new Ballymun. It was the beginning of a process which needs everyone to be involved. We need you to stay involved right to the end of the regeneration project and

beyond. The decision on the urban renewal tax incentives has been delayed and the Government says an announcement is not now expected until January. It is vital that tax incentives be made available to encourage private investment in the area. All Government Ministers and other politicians who have visited Stormanstown House during the year have been made aware of how important these tax incentives are for the social and economic regeneration of the area.

Our Board of Directors, the Special Committee on Ballymun, the Ballymun Housing Task Force, the Ballymun Partnership, Dublin Corporation, community groups and individual residents continue to help keep us on track and keep flexible in our approach to different aspects of this very complex project. The Focus Groups came up with valuable ideas that are being developed by the Working Groups on Housing, Education & Training, and Economic Development. The Forums and the Design Sub-Committees, the residents associations in neighbouring areas and even the minority who question the demolition of the tower blocks are

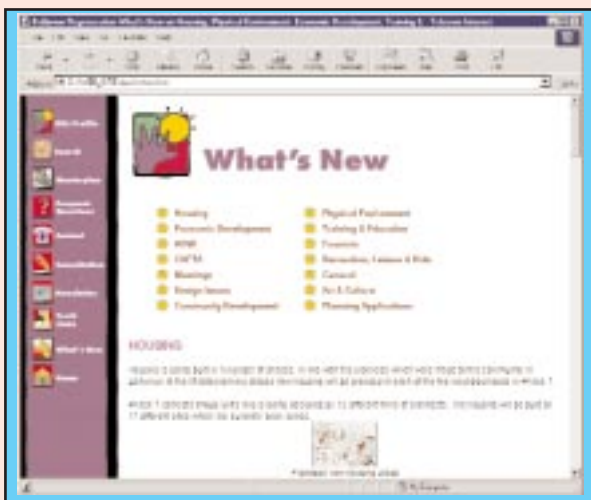
all contributing to the shape of the new Ballymun.

Looking ahead, next year will be an exciting year. The tenants in Phase 1 will be preparing to move into their new homes. In Spring we hope to announce which blocks will be demolished in the second phase. Work will begin on building playgrounds and planting trees in the new neighbourhoods. The National College of Ireland will begin to offer courses for people in Ballymun, the teenagers on the Fountain course will have computer skills to help them get jobs and the fifteen women on the NOW Neighbourhood Planning course will complete this stage of their studies.

In the meantime, all eighteen of us working in the Ballymun Regeneration offices hope you have a very peaceful Christmas and a happy New Year.

*Ciarán Murray*  
*Managing Director*  
*Ballymun Regeneration Ltd*

## Have you seen our Website?



*Ballymun Regeneration's website at [www.brl.ie](http://www.brl.ie).*

**R**ead all about Ballymun Regeneration on the World Wide Web and bring yourself up to date with what's happening on the project.

You can find us at [www.brl.ie](http://www.brl.ie) and it's well worth a look. You'll get answers to frequently asked questions about the regeneration of Ballymun.

You can read about the Masterplan for the area and you can even get back copies of our newsletters - all 8 of them.

Youth Links, schools, community and Business Links are the next pages we want to set up on our website. We want to use these pages to include details of organisations or groups in Ballymun as well as details of businesses in the area. If you have a web address or an e-mail address and would like to have it included in our website, just contact us at our site, please. Or if you would just like us to include a paragraph on your group or business, we will be delighted to let callers to our site read about you. People using our site will be able to find out about you and they can then contact you directly.

For information about our website, you can phone/fax or e-mail Eamonn Elliott at Tel (01) 842 1144, Fax (01) 8421443 and e-mail: [brl@brl.ie](mailto:brl@brl.ie) or via the contact page on the web site itself.

## Commissioner Flynn says there is no-one to better people in Ballymun

When Commissioner Flynn visited the regeneration offices recently, he stayed for twice as long as we'd expected, asked lots of questions about the regeneration and impressed everyone with his knowledge and his interest in Ballymun.

Speaking to the teenagers on the Fountain computer and lifeskills course, the women on the Neighbourhood Planning course, residents and local politicians, the Commissioner pointed out that creating a new town happens very seldom in a country. "It's an exciting prospect to be its first citizens", he said. Remembering the community spirit that was in Ballymun the last time he visited, ten years ago, he urged people to back the project wholeheartedly. "It'll need the active involvement of everyone to make it all happen", he said.

Drawing comparisons with what he is trying to do in his post of developing a social Europe "getting a decent standard of living for people and a decent quality of life", Commissioner Flynn said people in Ballymun are trying to

achieve the same things for themselves. "You'll have to match the school curricula to provide the skills that people need to get a job in the area," he reminded people, "or you'll end up educating people to leave Ballymun."

He said people should welcome outsiders to the new Ballymun. "There has to be room for outsiders to come in and do business, to live and be part of the new Ballymun", he said.

He reminded people that just because negative things get said about Ballymun from time to

time, "you're not being singled out. You're as good as you say you are yourselves. There's no-one better than you in any other part of Dublin".

Commissioner Flynn praised the TD's and Councillors for the area, saying the regeneration wouldn't have happened without them. And he reminded people to be sure and take pictures of the towers just before they are demolished, so the memories of all the good times in Ballymun can be carried forward into the next stages of their lives in the new town.



Commissioner Pádraig Flynn, Ciarán Murray and Proinsias De Rossa admiring models of the proposed new homes.



Sile DeValera, Minister for Arts, Heritage, the Gaeltacht and the Islands with Aine Rooney, John Brophy and Audrey Meehan.



Pupils from Scoil an tSeachtar Laoch, winners of the Ballymun Schools Arts Competition.

## Relocating Tenants in Phase 1

**W**ithin the next eighteen months tenants in Phase 1 will be moving into their new homes. Dublin Corporation and Ballymun Regeneration have already done a lot of work on coming up with a relocation policy which will be fair and seen to be fair.

### Questionnaire

If you are living in one of the first blocks to be demolished, you will have filled in a questionnaire to confirm details about who is in your family, so that the new housing can be built to match the exact requirements of the individual families who will be moving. The families surveyed so far range from single people to families with mother, father and children. The information people gave during the door to door survey has been used to decide the size and type of accommodation required and to brief the architects who are designing the new homes.

It is important that the information given in the survey is accurate.

**YOU SHOULD INFORM BALLYMUN REGENERATION LTD OR DUBLIN CORPORATION IF THE INFORMATION YOU GAVE WAS NOT FULLY ACCURATE OR HAS SINCE CHANGED.**

### Who Qualifies for a New Home?

Every legal tenant who pays rent on a regular basis and who is not involved in anti-social behaviour, will be relocated to a new home to be built in the same Forum area as they live in now or another Forum area if they wish.

Residents who are not the legal tenants of the flat

they live in, should contact Dublin Corporation immediately and regularise their situation.

Tenants whose rent is in arrears and who have not entered into an agreement with Dublin Corporation in respect of paying the arrears, should do so immediately.

### The New Homes

Homes being designed for Phase 1, range from single storey two bedroomed bungalows to two and three storey houses with three and four bedrooms.

Every new home being built will have its own private garden or space. The houses will all have their own private front and back gardens. Depending on location, the front gardens may have a driveway for parking a car.

Ground floor apartments will have gardens and second and third floor apartments will have private balconies, together with a ground floor storage area for bins etc. Each apartment will have its own private entrance at ground floor level. The sharing of entrances will only occur where it is not possible to provide own door entry at ground level.

### Family Sizes and House Sizes

We can confirm at this stage, that the houses and apartments in the new Ballymun will be top quality design and will be allocated according to family size.

All new dwellings provided will be of a significantly higher building standard and have far higher energy efficiency levels than existing housing in Ballymun.

## Community Law Centre

**A**n information meeting has been organised by the Community Action Programme Ballymun and will be held in Stormanstown House at 4pm on Monday the

25<sup>th</sup> of January for anyone interested in a Community Law Centre for Ballymun.

For further information please contact:

**Fiona Cormican**  
**Community Action Programme Ballymun,**  
**Tel: 8420100.**

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