

How to contact us:



North Mall
Ballymun Town Centre
Dublin 11

t: 353 1 842 3612

f: 353 1 842 7004

info@ballymun.org

www.ballymun.org



Ballymun Partnership was established in 1991. It is an independent company, limited by guarantee. Company Registration Number is 197878. It has Charitable Status, Number CHY 11441.

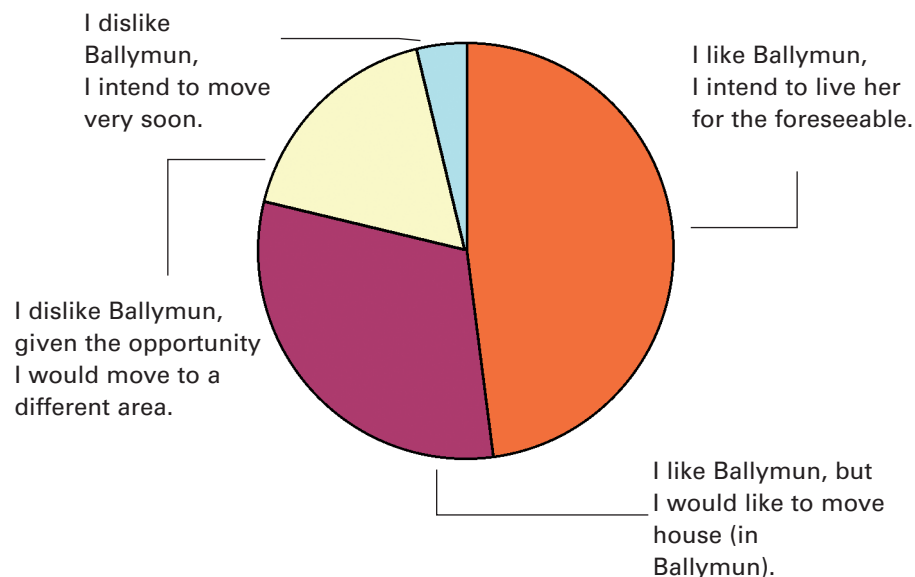
Ballymun Residents' Perceptions of their Housing & Environment

Part 6



As Chart 4 illustrates well over three quarters of people (78.9%) like living in Ballymun and want to continue doing so for the foreseeable future.

Chart 4 Statement best describing Ballymun



Comment

The results contained in this booklet are relatively predictable. They indicate that people who have moved to new accommodation are significantly more satisfied with their housing than those in existing housing. Whilst dissatisfaction was expressed with 'outside areas' across Ballymun, those in existing flat blocks were considerably more dissatisfied than those in new housing.

Additionally dissatisfaction with the affects of construction works are also an inevitable response to the implementation of the Government's visionary decision to maintain the Ballymun community in situ, whilst the new town was being built. The commitment to social and economic development, which underpins the objectives of the Ballymun Masterplan in an area undergoing major redevelopment, also intensifies the building works on an ongoing basis.

This booklet also highlights the issues that have continued to affect the Ballymun community. As the results illustrate, homelessness is one such issue with 35.6% of respondents considering homelessness to be a very serious or serious problem. However initiatives are being undertaken to address the problem. Three 'rough sleepers' counts have been carried out in an effort to establish the number of homeless persons in the area. In addition, in 2002 the Ballymun Homelessness Forum commissioned Vision 21 to undertake a research study to clarify the extent of homelessness in Ballymun and to identify the principles that will be used to develop a strategy to ensure that this issue will be addressed effectively. The results of this research were published in April 2003 and the options presented to address the issue will be progressed via the Area Forums.

Anti-community behaviour was also identified as an issue that affects the residents of Ballymun. Over half of households live in neighbourhoods where graffiti, people under the influence of alcohol or drugs, people congregating after dark and rubbish lying about are very common occurrences. These complex issues are being addressed both by the sustainable design of the new areas and by parallel interventions by Ballymun Regeneration Limited, Dublin City Council and other actors. All of the new housing that is being provided in Ballymun has been designed to

allow overlooking of communal spaces. Efforts have also been directed towards minimising the extent of communal areas through the provision of separate entrances at street level for new units. The design of the new neighbourhoods generally and the mixed uses within them will encourage pedestrian movement around the areas by day and night so that they are not abandoned to cars or anti-social elements. Buildings will overlook parks providing for informal supervision. However physical development alone cannot solve these issues entirely.

As an alternative method of finding means to tackle anti-community behaviour, Ballymun Regeneration Limited organised a Citizen's Jury in April 2003. This process was facilitated by a company called Vision 21 and was the first of its kind in Ireland. This initiative involved fourteen residents from the local community coming together for four days to decide how to best tackle the problems of anti-community behaviour in Ballymun such as joy riding, littering, graffiti, etc. Over the course of these four days the citizen's jury heard evidence from twenty expert witnesses. These presentations served to aid the jury in their deliberations on how to best tackle the problem of anti-community behaviour. The process involved and the recommendations made by the jury were published in May 2003. Interventions such as the Citizens Jury and the implementation of their recommendations, which include the importance of inter-agency working and joined up thinking, is very appropriate in this respect. Continued attention to the management and maintenance of the public realm is also required to ensure sustainability. Again parallel interventions such as those by GAP (Global Action Programme) in Ballymun are raising awareness issues such as litter and recycling.

The results contained in this booklet also indicate that the majority of people in Ballymun rely on public transport as their primary mode of transport. However a significant number of these users (49.2%) were either dissatisfied or very dissatisfied with the service being provided. In order to address this issue a number of actions are being undertaken. Ballymun Regeneration Limited has continued to work in consultation with Dublin Bus and the community regarding the future provision of bus services in Ballymun. Bus stops and termini are being relocated over time to coincide with the new developments in the area with bays and bus stop kerbs being provided at each stop. Bus shelters will be provided along Main Street and at neighbourhood centres. A Quality Bus Corridor has also been provided along Main Street in tandem with Main Street road works.

Recycling

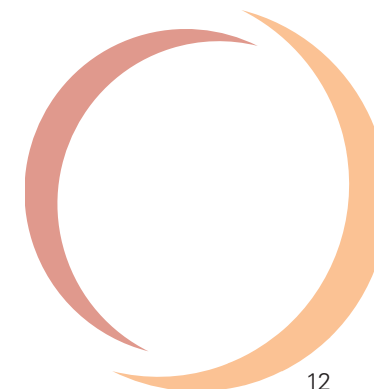
Recycling was also an issue raised in the interviews. Over a third of households (36.0%) reported recycling household waste, and another 41.0% indicated that they would start recycling if facilities were available locally.

Indicator of Attachment to Ballymun

Respondents were read four statements and were asked to indicate which most closely match their feelings for Ballymun. Table 10 presents the results.

Table 10 Statement best describes Ballymun

<i>Statement</i>	<i>%</i>
I like Ballymun, I intend to live here for the foreseeable future	47.7
I like Ballymun, but I would like to move to a new house in Ballymun	31.2
I dislike Ballymun, given the opportunity I would move to another area	17.3
I dislike Ballymun, I intend to move very soon	3.8



Levels of Satisfaction with Maintenance of Ballymun

Respondents were asked how satisfied they were with the maintenance of Ballymun (e.g. street cleaning, repairing broken lights). As Table 8 shows, over half (55.4%) are satisfied, however over a fifth (21.2%) are very dissatisfied.

Table 8 Satisfaction with maintenance of Ballymun

<i>Satisfaction</i>	<i>%</i>
Very satisfied	4.0
Satisfied	51.4
Dissatisfied	23.4
Very dissatisfied	21.2

Transportation

We were also interested in transport usage and satisfaction with public transport. Table 9 shows that buses are the usual mode of transport for two out of five people (42.5%). Of these people nearly half (49.2%) were either dissatisfied or very dissatisfied with public transport in Ballymun.

Table 9 Usual mode of transport

<i>Mode of transport</i>	<i>%</i>
Bus	42.5
Car	34.0
Walk	17.8
Bicycle	4.4
Taxi	1.2

Respondents were also asked whether or not the construction work in Ballymun, due to the regeneration project, had hindered access and movement in and out of Ballymun. Perhaps unsurprisingly, given the scale of the regeneration project, 26.2% said very much so and 37.2% indicated it had affected them to a degree. Additionally, just under half (46.5%) were satisfied with the safety measures around the construction sites.

Ballymun Regeneration Limited has also continued to actively liaise and facilitate the Rail Procurement Agency in the development of their Metro study and discussions are ongoing with the Quality Bus Network office to maximise quality bus transportation in the Ballymun area generally. Key government decisions with regard to public transport links to the airport are awaited. The future provision of a LUAS/Metro line through Ballymun is vital to maximise the synergy of government investment in the Ballymun area and transportation initiatives.

Therefore the results reflect a community which is undergoing major change and which is grappling with some familiar problems. The level of satisfaction with accommodation is highest among the occupants of the new housing schemes and amongst those who state they 'like Ballymun'. A considerable number are looking forward to their new homes. The involvement of and consultation with the local community has been crucial in this regard. The results also illustrate that there are negative impacts associated with the programme such as the impact on residents of the construction works. However this is not an issue that affects all residents at all times and as the physical building programme progresses and a greater number of new developments are completed, the construction works will decrease in intensity and scale. Furthermore, issues such as anti-community behaviour continue to affect the residents of Ballymun and as mentioned above point to the need for all engaged in the area to develop innovative responses.

Finally the chart entitled 'statement best describing Ballymun' indicates that over 75% have a commitment to the area which is in contrast to earlier times when Ballymun was a low demand area and indicates a real engagement with the development process which is going on in the area. This commitment of the community will assist in ensuring that the very real opportunities which the Masterplan represents, come to fruition.

Ciaran Murray, Chief Executive Officer, Ballymun Regeneration Limited



Introduction to the facts and figures

To gather the key data for this Fact File, Ballymun Partnership commissioned a company called Vision 21 to conduct a survey with ten percent of Ballymun residents, over the Christmas period 2002.

Addresses were randomly selected from a database which we constructed using information from Dublin City Council Regional Office, from Ballymun Post Office and Ballymun Regeneration Limited. The target sample size was 485 households, which was 10% of the total number of households, 4,850, in Ballymun at the time of the survey. The survey results tell us that out of these 485 households, there were 1,516 members. If we multiply this figure by 10 we can estimate that the total population for Ballymun is 15,160 people. On average there are 3.14 persons per household.

When reading the facts that follow you can refer to the total household number 4,850, and the total population number, 15,160, where relevant, in order to get a real understanding of the actual numbers of people from the percentages given.

The facts and figures

Respondents were asked about their perceptions of their housing and environment. This information, although subjective, is of great value as it is an indicator of how people feel about their area.

Levels of Interest in Home Ownership

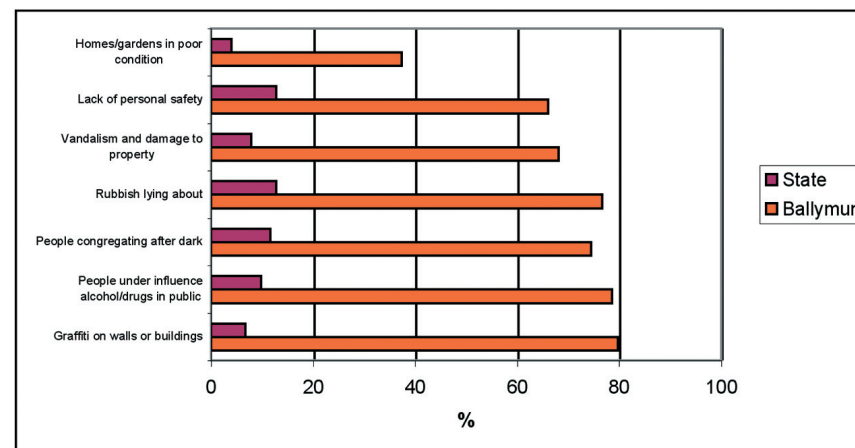
Nearly one in five (17.8%) Ballymun households, which rent from the local authority, intend to buy their present homes, 32.3% intend to buy new homes, and 49.9% do not intend to buy.

Satisfaction Levels with Accommodation

As can be seen in Table 1, Ballymun has reasonably settled population; two-thirds (66.9%) have lived in the same accommodation for more than 5 years, and 42.9% have lived there for more than 10 years.

Chart 3 compares this situation with the national picture. As can be seen when compared with the State, Ballymun has a far greater proportion of households affected by the various problems (very common or fairly common).

Chart 3 Percentage of households living in neighbourhood affect by various problems



This type of low-level crime is often known as anti social behaviour. Several studies suggest that if anti-social behaviour is not addressed, it can act as a catalyst for more serious crimes (Armitage, NACRO, 2002). Ballymun seems to prove this theory as will be outlined in the Crime and Safety booklet 7.

Table 5 Length of stay

Length of time	%
Less than 1 week	23.1
Less than 1 month	20.5
1 month to 6 months	25.6
More than 6 months	30.8

Table 5 shows that nearly a third of households, who have temporarily accommodated someone, did so for more than six months.

In terms of 'visible homelessness', 41.0% of respondents have seen someone sleeping rough in Ballymun. As Table 6 illustrates, less than two in five people (39.9%) felt homelessness was not a serious problem in Ballymun.

Table 6 Description of homelessness in Ballymun

	%
Very serious problem	15.2
Serious problem	20.4
Fairly serious problem	24.5
Not serious problem	26.6
Not a problem	13.3

Anti-Social Behaviour

Table 7 illustrates that over half of households live in neighbourhoods where graffiti, people under the influence of alcohol or drugs, people congregating after dark, and rubbish lying about are very common occurrences.

Table 7 Percentage of households living in neighbourhood affect by various problems

	Very common	Fairly common	Not very common	Not all common
Graffiti on walls or buildings	65.1	14.6	12.9	7.5
People under influence alcohol/drugs in public	59.5	19.1	13.3	8.1
People congregating after dark	57.6	16.9	15.0	10.5
Rubbish lying about	55.5	21.2	16.4	6.9
Vandalism and damage to property	49.2	18.9	16.0	16.0
Lack of personal safety on roads and streets	43.6	22.5	19.2	14.6
Homes/gardens in poor condition	16.1	21.3	43.0	19.6

Table 1 Length of time in present accommodation

Length of time	%
Less than 1 yr	11.3
1 – 5 yrs	21.8
5 – 10 yrs	24.0
More than 10 yrs	42.9

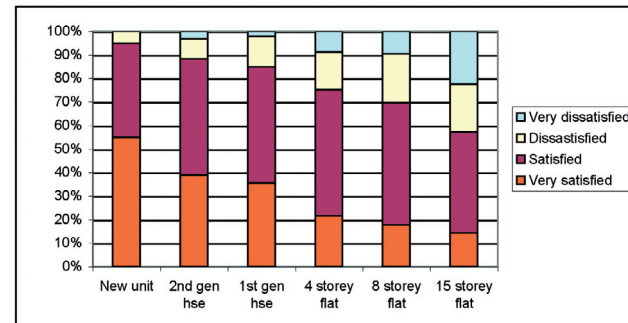
Table 2 shows that over three quarters (76.6%) of the population are either satisfied or very satisfied with their accommodation. However, when compared to the State (4.8%) (Source: Central Statistics Office – Quarterly National Household Survey, 3rd Quarter 1998), a far greater proportion of Ballymun households are not satisfied with their accommodation (23.5%). However, as is shown in Chart 1, only 5.0% of occupants of the new post regeneration units are dissatisfied with their accommodation.

Table 2 Satisfaction with accommodation

Satisfaction	%
Very satisfied	26.8
Satisfied	49.8
Dissatisfied	16.0
Very dissatisfied	7.5

As illustrated in Chart 1, satisfaction levels are strongly dependent on the type of accommodation in which the person lives. In terms of houses, the newer the house the more satisfied the occupant is; and in terms of flats the fewer stories the block has the more satisfied the occupant is. This relationship is statistically significant (p<0.001). A second generation house is defined as a house in Poppintree courts for example. A 1st generation house is defined as the wooden houses in Shangan, Coultury and Sandyhill.

Chart 1 Satisfaction with accommodation by type of accommodation



Satisfaction levels with external environment

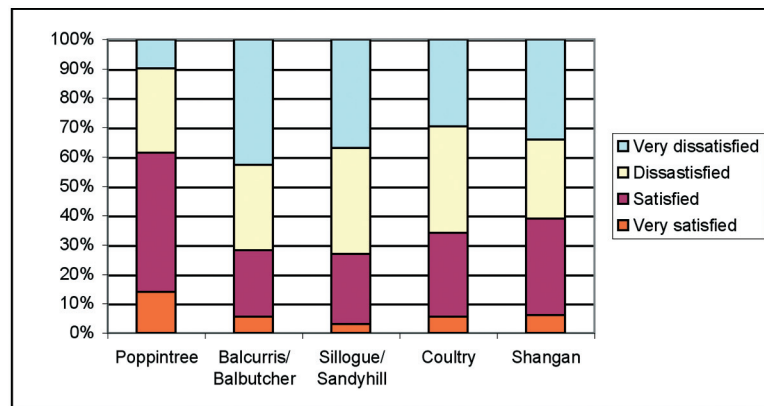
Respondents were also asked to indicate how satisfied they were with the areas immediately outside their accommodation, e.g. stairwells, lift shafts, green spaces, paths. Table 3 shows that six out of ten people (60.7%) were either dissatisfied or very dissatisfied.

Table 3 Satisfaction with area outside

Satisfaction	%
Very satisfied	7.2
Satisfied	32.0
Dissatisfied	31.4
Very dissatisfied	29.3

Perhaps unsurprisingly, households in the 15 storey blocks were most dissatisfied (81.6%), and occupants of the new units were most satisfied (60.0%).

Chart 2 illustrates the relationship between satisfaction with their external environment, by neighbourhood forum area. As can be seen people living in Poppintree are the most likely to be satisfied; and the people of Balcurriss/Balbutcher and Sillogue/Sandyhill are the most likely to be dissatisfied.



Satisfaction levels with the Progress of Regeneration Programme

Table 4 shows that two in five people (41.9%) are satisfied with the regeneration plan to date. Not surprisingly occupants of the new units were most likely to be satisfied (65.0%). However, of those who live in post regeneration accommodation, 61.1% said their bills had increased since moving to their new homes.

Table 4 Satisfaction with progress of regeneration plan to date

Satisfaction	%
Very satisfied	6.1
Satisfied	35.8
Dissatisfied	37.7
Very dissatisfied	20.4

Indicator of the Extent of Homelessness

We were also interested in homelessness and in particular the level of 'hidden homeless' in Ballymun. Anecdotal evidence suggests that there is large number of people who temporarily stay with friends and extended family because they have nowhere else to go. Respondents were asked: at present or at any time over the past 12 months have you had anyone living with you, who does not usually live in your home, and who has no permanent or steady address?

Nearly one in eleven (8.7%) households, over the past 12 months, have had someone living with them who does not usually live there. In terms of numbers, the survey suggests that 410 households have given temporary accommodation to someone without a permanent address over the past 12 months. However, this figure will contain 'multiple counting' – for example, a person who has stayed with more than one household in the past year will be counted more than once. However, even after taking this point into consideration, the survey supports the anecdotal evidence that there is a large population of 'hidden homeless', or people out of their own home, in Ballymun.