

Fold Housing Millwood Court NEWSLETTER

MAY 2021



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Fold 
Housing
Building Communities

Welcome

Dear Resident,

Welcome to our new newsletter, which I hope will give you a better understanding of Fold Housing and will also answer any questions you may have concerning the proposed regeneration of Millwood Court.

We are grateful for the widespread support from our neighbours to this development, which we believe will contribute in a positive way to the wider community.

Fold Housing is dedicated to providing affordable housing for older people and families in Ireland. Our primary focus is on the housing needs of older people. There are approximately 30,000 people on the housing list in Dublin with over 8,000 in this area alone, the need for new homes has never been greater.

We develop modern apartment and housing complexes to provide safe and secure homes for our tenants. We currently manage more than 600 homes, providing quality accommodation to over 800 people. We actively work in all four Dublin local Authority areas; Dublin City, South Dublin, Dun Laoghaire Rathdown and Fingal and in County Meath. We are committed to enhancing the quality of life for tenants by not just building houses, but by building communities where people can live independently, into old age, in their own home.

To show you the standard of our developments, in this newsletter we have published photos from some of our other schemes. We have created artists impressions of the new homes we wish to develop at Millwood and explain the development process.

We have also sought to provide answers to some of the questions we are commonly asked about Millwood.

We have developed a new page on our website, www.foldhousing.ie which gives information on Millwood and which we will update regularly. We also intend to communicate regularly with our neighbours through this newsletter. Residents with questions, can also contact us at our new email address millwood@foldireland.ie.

Yours sincerely

Denis Buckley
CEO, Fold Housing



Millwood Court Regeneration

Fold Housing in partnership with Dublin City Council is overseeing the regeneration of Millwood Court.



Artists impression - Millwood Court

The regeneration will see the existing development of bedsits at Millwood Court being replaced with 52 one bedroom dual aspect homes for people aged over 60. A team of architects have designed the development to the latest Universal Design Guidelines so that the buildings can be accessed safely, understood with very clear wayfinding and used by all people regardless of their age, size, ability or disability. The units have also been designed to be adapted as required to meet resident's needs - for example, a wheelchair user.

The needs of older residents have been fully considered in the design of the development with automated door entry and lifts to upper floors along with a 24-hour monitored 'warden on call' service in every home.

View from Tonlegee Road

Each unit is finished to the highest standards of energy efficiency. Individual balconies will give residents a safe outdoor private space, while the proposed community centre in the landscaped courtyard will allow residents to meet and socialise together.

The public realm will be greatly enhanced by boundary planting, landscaping of balconies, new railings and the high quality brick finish of the buildings. The effective management of the development by Fold Housing will greatly improve the local area for the benefit of the wider community.

Aerial view along Woodbine Road / Millwood Villas



Listening to Our Neighbours

We appreciate that any new construction project will raise questions for existing residents and through our ongoing engagement and consultation programme we have listened and acted upon their observations. Some of the changes we have made include:

- ▶ Reducing the number of proposed apartments from 65 to 52 which has resulted from a number of public and community consultants since November 2019.
- ▶ Reducing the heights of the apartment blocks
- ▶ Providing a community building for use by future residents
- ▶ Moving of plantrooms, stores, ESB mini substation and the waste and recycling refuse building away from residents boundaries.

Providing Quality Homes for Older People

Fold Housing is developing some of Dublin's most exciting new homes for people aged over 60 on Dublin's housing list. Many of our developments are replacing sub-standard accommodation and give our residents security and peace of mind.



New Dolphin Park, Rialto, Dublin 8

43 brand-new purpose-built one and two bedroom homes replacing outdated older persons accommodation located in Dolphin Park. The entire development is fully designed to the latest Universal Design guidelines and has the needs of older residents fully considered.



Ballygall Road East, Glasnevin, Dublin 11

The Ballygall Road East Housing Regeneration Project was launched in 2014. The new development comprised of 47 apartments and three bungalows. There is also an adjoining community centre.



Captain's Place, Armagh Road, Crumlin, Dublin 12

Captain's Place consists of 103 units for over 60s. Each bright, spacious apartment is finished to the highest standard and have a superior level energy rating and individual winter gardens that offer residents safe outdoor private space.



Wellview House, Tonleage Road, Raheny, Dublin 5

Wellview House contains 47 bright and spacious one bedroom apartments for over 60s. All the apartments have a superior level energy rating and individual balconies offer residents safe outdoor private space.



Did you know?

During the current pandemic we safely provided 236 much needed new homes for families and older persons with 24 people coming directly from homeless services.

Progressing the Development

Our work in the coming weeks includes;

- ▶ Investigative site works on May 13th, May 14th and May 17th.
- ▶ Developing a draft Traffic Management Plan, based on current designs.
- ▶ Commissioning a full Shadow Plan based on current designs.
- ▶ Reviewing design options for balconies.
- ▶ Working with DCC to ensure the development meets their requirements.
- ▶ Developing a detailed health and safety report for demolition phase

We will publish and distribute the Shadow Plan and draft Traffic Management Plan when they are finalised.

Frequently Asked Questions

Can I apply to live in Millwood?

Fold Housing does not maintain its own waiting list. We take our nominations from the Local Authority in which the properties are located. Please register with your Local Authority, Dublin City Council. When applying for housing tell them that you would be interested in a Fold tenancy.

When will construction start?

Councillors will be asked to approve the development at a Council meeting later in the Summer. If approved, construction would commence in last quarter of 2021 or the first quarter of 2022.

How high will the buildings be?

While the building and the heights have been designed to the minimum guidelines as advised in the Dept of Housing and Planning and Local Government Guidelines March 2018, we have reduced the heights of the buildings following our public consultation. There will be five blocks of apartments, no block will be higher than 4 storeys and gable ends at the Millwood Villas boundary will be no higher than 2 storeys to protect their garden amenity.

Will the development be secure?

Yes, we actively manage all our developments to provide a safe community for residents. This will be a secure community, with access for both pedestrians and cars requiring a fob to be used to gain entry.

What will be the impact of shadows from the development?

The design has sought to minimise the shadowing of other properties through height reduction and the site location of buildings. We are preparing a more detailed shadow report which we will share with residents when it is finalised through our website and in our next newsletter.

Will it increase traffic on Woodbine Road?

We have kept the number of car spaces to a minimum and there should be no material impact on traffic on Woodbine Road. Access to the development by cars / pedestrians will be from the existing entrance on Woodbine Road. A new pedestrian access will also be provided from Tonlegee Road.

Where can I get more information?

We will update our website www.foldhousing.ie with information on a regular basis. When we have new information to share, we will share it with you in a newsletter to residents. We have also created a new email address for interested parties, millwood@foldireland.ie.

Staying in Touch

If you would like to receive future information by email, please let us know by emailing your name, address and email to millwood@foldireland.ie or by phoning our office on **01 822 8804**.

If you would prefer not to receive further information, you may opt out by emailing your name and address to millwood@foldireland.ie or by phoning us on **01 822 8804**

