

Terms of Reference

For

Donore Project Consultative Forum (DPCF)

History

St. Teresa's Gardens is a 1950's flats complex located on Donore Avenue, off Cork Street in Dublin's South Inner City, Dublin 8. The flats complex was identified for regeneration due to a range of difficulties including anti-social behaviour and substandard housing conditions.

Since 2010 Dublin City Council has established and been working collaboratively with St. Teresa's Gardens Regeneration Board to advance regeneration plans.

There are only a small number of blocks of apartments from the original complex still remaining which are due to be demolished. All residents of St. Teresa's Gardens have been decanted and the 54 new homes in Margaret Kennedy Road/Court have been allocated.

The vacant site will now be developed by the Land Development Agency (LDA). It is proposed that 543 housing units will be developed (a mix of approximately 70% cost rental and 30% social housing) on the Dublin City Council land.

Dublin City Council's non-residential requirement for the overall site, in the context of the 2017 SDRA, includes the development of a full-sized sports pitch (municipal sports facility) and the development of a new facility to cater for the long-standing Boxing Club and a public park. This will be developed and delivered by Hines as part of the DCC Hines Development Agreement.

There will be complementary housing activities happening in parallel with the development of the former St. Teresa's Gardens – in particular, the Hines private development on the adjacent lands of the former Player Wills and Bailey Gibson industrial sites.

Naming of Donore Project Consultative Forum (DPCF)

Over the course of the next few years, there will be significant levels of construction activity occurring across three separate sites: the regeneration of the former St. Teresa's Gardens; and, the development of the former Player Wills and Bailey Gibson sites. Consequently, it is prudent for the name of the Forum to expand beyond St. Teresa's Gardens only. The Forum will now be known as the Donore Project Consultative Forum.

Dublin City Council and The Land Development Agency wish to ensure that any disruption to the community as a result of building works can be limited in as far as is possible. The Consultative Forum will act as a nucleus for mutual exchange and information sharing regarding activities that affect the community.

Scope of the DPCF

The regeneration of the Dublin City Council lands has now moved to a new phase. The DPCF will be required to focus on facilitating meaningful community engagement and information exchange during the next phase of the regeneration programme for the former St. Teresa's Gardens site and will act in

a community liaison role in the lead up to and during the significant building works which will take place on the site.

This Consultative Forum will focus primarily on the specific activities being carried out on the Dublin City Council lands of former St. Teresa's Gardens, to be developed by the Land Development Agency. This will also include the public park and the agreed delivery by Hines, as part of the DCC Hines Development Agreement, of a municipal multi-purpose playing facility on Dublin City Council lands as well as a changing room and community facility /Boxing Club.

At times common issues, linked to both the LDA site and adjoining Hines developments, will need to be addressed at this Forum. The Forum will engage collaboratively with Hines in relation to their own developments on the former Player Wills and Bailey Gibson sites, specifically related to construction activity or development activity that might impact on the Land Development Agency proposals.

Planning issues that require an integrated design and solution approach, and issues such as shared drainage and infrastructural connections, will be managed by the technical teams within Hines and Dublin City Council.

Terms of Reference

The primary purpose of the DPCF is to provide a forum to discuss and resolve local concerns with a strong information exchange component.

- It will provide a forum for the mutual exchange of information between stakeholders
- It will define and agree communication process between the community, Dublin City Council, the Land Development Agency, Hines and other stakeholders.
- It will provide a platform for local and stakeholder concerns to be discussed and resolved through all stages of development.
- It will consult, co-operate and liaise with all interested parties including local community and any relevant statutory bodies.

This Forum is not a statutory entity. While it is recognised that community input into projects occurring in the places where they live is invaluable, there is no scope for the Consultative Forum to veto, replace or take precedence over the more formal and statutory requirements, such as planning guidelines and planning permissions, or the reserved functions of City Councillors.

Membership of the DPCF

The membership of the DPCF is as follows:

- Interim Chair: Stephen Rourke
- Vice Chair: City Councillor from the South Central Area
- Ordinary Member: x1 Councillor from South Central Area
- Representative from Dublin City Council Local Area Office/Project Manager as appropriate
- Representatives from Local Resident Groups (x4)
- Representative from LDA
- Representative from Hines (as 'neighbour' and specifically related to deliverables pertaining to DCC lands only).
- Representative from Local Groups x3
- Representative from Community Development Organisations x2

Total members: Maximum 16

Appointment of Members to DPCF

- Nomination of two members by Councillors at Area Committee Meeting in July 2022
- The Chair will appoint the vice-Chair from the nominated Elected Members
- LDA to nominate appropriate representative
- Hines to nominate appropriate representative

Other Local Groups/Community Development Organisations

- Sporting Liberties to nominate appropriate representative
- Donore Avenue Parish (to also represent the local Catholic national school)
- St. Catherine's national school
- Donore Community Drug and Alcohol Team
- Other relevant Community Development Organisation as appropriate

Local Resident Groups

- Nominations from Local Resident Groups, focused on proximity to the LDA site, to be sought from the following:
 - o Nomination from Tenters Residents Association (with particular focus on residents living in close proximity to the Regeneration/LDA site)
 - o Nomination from Margaret Kennedy Road/Court Residents Association
 - o Nomination for resident living in the Fingal Street/Eugene Street area between Margaret Kennedy Road and Cork Street
 - o Nomination for resident living in St Catherine's Avenue

Resident Groups Identification and Selection

- The Chair of DPCF will identify relevant local groups, in consultation with Dublin City Council.
- The Chair will approach these groups to brief them on the proposed DPCF.
- Expressions of interest from local resident groups, with their nominated representative, will be accepted by the Chair.
- In the event that there are more than 4 local resident group representatives who have expressed an interest in being part of the DPCF, a committee of three will be formed by the Chair to shortlist and nominate the most appropriate resident groups.

Commencement of DPCF

It is proposed that the DPCF will hold its inaugural Consultative Forum meeting on the last Thursday of September 2022, which falls on 29th September.

Meeting Frequency

Bi-Monthly (i.e. once every two months)

Meeting Protocols

- Where the Chair and vice Chair are unavailable the attending members will agree a temporary Chair by agreement.
- The meetings shall initially be bi-monthly or more frequent depending on the need.
- The meeting duration will be set at 90 minutes and will never exceed 2 hours.

- Where practicable the members will receive 10 days' notice prior to the date of the meeting, provided that shorter notice may be given where necessary.
- Representatives from Dublin City Council can be invited to attend the Forum meeting to dialogue with Forum members, where issues relate to their area of work.
- Members may nominate a delegate/nominee to attend in their absence - such delegate will be deemed to be a member for the purposes of attaining a quorum (i.e. 50% of the membership).
- The Consultative Forum Co-ordinator will be responsible for taking minutes, organising meetings and will act as a contact point during the process.
- Agenda items will be agreed with the Chair and communicated 5 days prior to date of meeting.
- The minutes will take the form of action minutes and will summarise the main issues in the discussion, the decisions taken and those responsible for output.
- Draft minutes will be vetted by the Chair prior to distribution to the members by email.
- The Forum will at all times operate by means of a consensus approach.
- The business of the Forum will be conducted in an open and transparent manner.

Reporting:

The DPCF will provide regular reports and these will be sent to DCC.

The Chair will have a bi-annual meeting with a nominated DCC Representative to discuss matters related to the Consultative Forums actions, deliverables and any other relevant business.

Conclusion of the DPCF

It is proposed that the DPCF be dissolved when eligible people on the City Council's Social Housing list have been allocated homes on Dublin City Council lands within the development area.

**DUBLIN CITY COUNCIL
SEPTEMBER 2022**