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Audit of Community Facilities & Services Inchicore

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1. EXECUTIVE SUMMARY

In October 2016, Dublin City Council commissioned TSA Consultancy to undertake an audit of community facilities, sporting facilities and green areas in the Inchicore area. The research process entailed a combination of a questionnaire survey and semi-structured interviews. Forty-three out of the forty-five organisations invited to participate in the research agreed to do so.

1.1 COMMUNITY FACILITIES

The range of Community facilities includes:

- older community halls built with funds collected door-to-door from local residents and run by voluntary committees of management;
- purpose-built, modern, multi-purpose facilities funded and managed by statutory agencies;
- facilities established by religious, charitable, sporting and social organisations;
- services based in privately-owned rented buildings and
- the Goldenbridge Integrated Services Complex in a converted building, formerly Goldenbridge residential institution.

The survey results show that there is a broad range of facilities providing space and services for activities and groups in the audit area. The facilities are diverse in terms of type, age, management structures and range of uses. The results show correspondingly diverse issues for the continuing operation of the facilities and their ability to meet the needs of the changing population of the area.

The following points can be made:

- Significant refurbishment and renovation are required in a small number of community facilities, namely, the Inchicore Sports and Social Club, the Bulfin (BERA) Hall and St Michael's Community Centre. If the Bulfin (BERA) hall is to be used to accommodate groups arising from the demolition of the St Michael's Community Centre, it would require the centre's toilets to be upgraded and the building to be retrofitted to improve its energy efficiency.
- The 91st Scout Group and St Joseph's Youth Project are based in the Oblate Centre and the service they each provide to young people could be enhanced by acquiring their own larger premises.
- A small number of community facilities reported 'poor disability access' particularly in relation to not having disability-accessible toilets.
- A number of service providers currently operate from rental property which is of a poor standard and is costly.
- The foundations in the *Conradh na Gaeilge* centre, Grattan Crescent need to be fortified.
- The quality of life residents in the Inchicore area could be enhanced by landscaping the tarmac area at Devoy Road and the space at Woodfield Avenue into green areas.
- A portion of the green area where St Michael's Estate used to stand would be reserved for community use including green area.
- A linear park, 'the Camac Greenway', could be developed from Inchicore village along the Camac River to Kilmainham Gaol. This is outlined in the 2006 Urban Framework Plan for Inchicore.

1.2 CHILDCARE SERVICES

Interviews were held with five childcare services and two parent and toddler groups in the St Michael's Parish area. This would seem a lot of childcare initiatives in such a small area. However, they all tend to work with children with different needs and of different ages.

The following points were made regarding unmet need and gaps in related services.

- A lack of affordable childcare for families with babies below 1 year of age (This is due to low staff to child ratios required when working with such young children- 1 staff to three children)¹.
- There is a shortage of childcare provision for young mothers committed to returning to education.
- Childcare services require family support workers to assist families deal with the issues many of them experience. The termination of the 'Bring It All Back Home' programme resulted in a big gap in family services delivered in the area.
- Speech therapist based in the primary health care centre is required as there are a relatively large number of pupils attending the Lady of Lourdes National School whose level of speech is lower than would be deemed be the norm for their ages.
- Inchicore Bluebell Community Addiction Team requires additional space to enable services to be delivered more smoothly.

1.3 SPORTING ORGANISATIONS AND FACILITIES

Representatives of eleven sporting organisations were interviewed. Although there are a number of five a-side surfaces in the Inchicore area, the area is characterised by the absence of sufficient full-sized soccer and Gaelic pitches to cater for the volume of players who play both codes on a weekly basis. Indeed, the majority of clubs are compelled to rent all-weather pitches to train and play their competitive fixtures outside of the area.

1.4 RECOMMENDATIONS

New community centre in Inchicore

A new community centre should be constructed on the site of St Michael's Community Centre. The centre should include the following:

- A full-sized basketball hall which would enable community groups to participate in physical activities (as the hall in the Inchicore Sports Complex is block-booked during the academic year)
- Multi-purpose room to cater for community groups requiring space to do activities such as yoga, dance and aerobic exercises
- A large meeting room
- A community café which should be operated, on a licence basis, by a social enterprise with expertise in the area
- A roof-top garden which would enhance biodiversity in the area and should serve as an environmental resource for all age groups living locally.

Inchicore Sports Complex

A room for St Michael's Boxing Club should be built onto the Inchicore Sports Complex. The room should include a boxing ring which can be moved out of the way by a hoist when it is not in use.

The new community centre should be physically connected to the Inchicore Sports Complex which would enable the changing rooms in the latter building to be used by participants in the new community centre

¹ From work completed for the Dublin City Childcare Committee, we have noted that a number of community childcare projects are no longer providing childcare service for babies because of the staff- to -child ratio requirements.

Decanting community groups' activities from St Michael's Community Centre

The Inchicore Sports and Social Club and the Inchicore Sports Complex should be the facilities utilised to accommodate the organisations that are currently using St Michael's Community Centre when the centre is demolished (see section 4.4 for details of where organisations could be accommodated on a temporary basis).

DCC should consider providing financial support to the Bulfin (BERA) Hall to cover the cost of refurbishing the stage area, retrofitting the centre and upgrading the toilets to make them accessible to people with disabilities. [This sentence and the next may need their own heading: 'Bulfin (BERA) Hall?']

DCC should only invest in the refurbishment of the Bulfin (BERA) Hall if the existing committee agree to broaden its membership and to hold Annual General Meetings which are open to the Bulfin Community.

Goldenbridge Integrated Services Complex

The complex should be developed into a social and local enterprise centre offering incubation space to social enterprises and sole traders.

Dublin South City Local Employment Services should then move to another facility, preferably facing a main thoroughfare.

Parent/carer and toddler groups

Mummas and Bubbas and the Intercultural Centre should be allocated a room which would be larger than the ones in which they currently base their respective services, in the proposed new community centre.

Mainstream pre-school childcare services

There should be two mainstream pre-school childcare services. One of the services should be formed from the *Eala Óg* childcare service merging their childcare service with the St Michael's FRC childcare project in Thornton Heights.

The other childcare service should be a new service incorporated into the new community centre - along with an outdoor play area. This service should cater for families from the Inchicore area including the proposed housing development in the green area on Vincent Street West.

Targeted pre-school childcare services

Both the Goldenbridge Nursery service and the Inchicore Bluebell Community Addiction Team's childcare service should continue operating as they are currently configured.

After school services

Space should be allocated to cater for 90 children, from Our Lady of Lourdes National School and the Inchicore Bluebell Community Addiction Team, in the new community centre². This service should have access to sufficient number of multi- purpose rooms during week-day afternoons. The merged after school services should be afforded access to appropriate space to enable the children to participate in dance and art.³

Gaps in childcare services

There should be a concerted approach to meet gaps in related childcare services:

² 80 children aged 8 years and over from Our Lourdes National School and 10 children from the Inchicore Bluebell Community Addiction Team would use the service. Zumba, Irish dancing and art would be held in Our Lady of Lourdes National School.

³ See case study of the Sunnyside After School Club, Limerick, which caters for 71 children- section 2.7.

- the lack of affordable childcare for families with babies below 1 year of age (this is due to the requirement for high staff-to-child ratios- 1 staff to three children)⁴;
- the shortage of childcare provision for young mothers committed to returning to education;
- the urgent need for family support services/wrap-around services to be re-integrated into the national school setting and childcare service provision.

Sports facilities

This report highlights that there is an urgent need in the Inchicore area for a minimum of one full-sized all-weather astro-turf pitch. This should be constructed in the Vincent Street West area adjoining the Inchicore Sports Complex, as a number of sporting organisations have indicated that they would use this proposed facility. Its minimum size should be 130 metres by 80 metres i.e., the dimensions of a GAA pitch.

Outdoor gyms

Two outdoor gyms should be installed in Inchicore. One should be located beside the Inchicore Sports Complex and the other should be located in the Oblate grounds.

Youth Café

St Michael's Youth Project should be supported in its quest to secure funding to open a Youth Café.

Additional staff

St Michael's Youth Project should be supported to gain an additional five workers.

The Oblate Centre should be supported to employ an administrator.

Additional facilities

The 91st Scout Group and St Joseph's Youth Project should be assisted to acquire new facilities.

Parks

DCC should consider undertaking the following:

- the development of a pedestrian greenway along the Camac River from Inchicore Village to Kilmainham Gaol
- making landscape improvements to the Devoy Road open space and to Woodfield Avenue
- drafting a landscape master-plan for St Vincent Street West (former site of St Michael's Estate).

Community engagement

Community and sporting organisations should be involved in the planning process for a new community facility [the proposed new community centre?].

⁴ From work completed for the Dublin City Childcare Committee, we have noted that a number of community childcare projects are no longer providing childcare service for babies because of the staff-to-child ratio requirements.

2. INTRODUCTION

2.1 BACKGROUND TO THE AUDIT

TSA Consultancy was commissioned by the South-Central Office of Dublin City Council to carry out an audit of the following:

- Community facilities in the Inchicore area.
- Sporting organisations based in the Inchicore area
- Childcare and parent/toddler services in the St Michael's Parish area.
- Parks and outdoor spaces in the Inchicore area.

The audit was carried out from October to December 2016.

The boundary of the audit area was Grand Canal to the South, the top of Tyrconnell Road to the West, Suir Road to the East and Con Colbert Road to the North.

The audit area includes a range of neighbourhoods with a broad social mix.

The main purpose of the audit was to gather information for strategic planning purposes in relation to social and civic infrastructure needs in the Inchicore area.

2.2 MAIN ELEMENTS AND METHODOLOGY OF THE AUDIT

Demographic Profile

At the time the audit was commissioned and carried out, only preliminary results of *Census 2016* were available, i.e. total figures for population increases and decreases in Electoral Districts. Therefore, more detailed demographic information was derived from the Small Area Population Statistics from *Census 2011*

Survey of existing community facilities

Existing community facilities in the audit area were identified by DCC staff and the researchers, and were listed⁵. Representatives of the facilities were invited to complete a detailed questionnaire. Twenty two (22) questionnaires were forwarded to groups operating or renting community facilities and providing a range of services in the area, and follow-up telephone and face-to-face interviews were carried out.

In relation to not - for profit childcare initiatives, a set of trigger questions was employed to elicit information from not -for profit childcare projects and parent and toddler groups of which of which six (6) such initiatives were interviewed⁶. Another set of trigger questions were used to conduct interviews with representatives of nine (9) sporting organisations, while two such organisations declined to provide interviewees, declined to be interviewed. Finally, interviews were held with two for-profit sporting organisations in the area.

The questionnaires for community facilities had the following headings:

- Legal structure, ownership and management of community facilities
- Staff/human resources
- Description of the building/open space
- Condition of the building/open space
- Use of the service/facility
- Charges to users
- Sustainability
- Universal Access Compliance
- Anticipated changes
- Wish list and additional comments

⁵ See Appendix B, List of community facilities invited to participate in the audit.

3. CASE STUDIES

The case studies covered in this section of the report have been selected because of their relevance to meeting the sporting and recreational needs that emerged from the interview process.

The information on the cases was obtained from interviews with management in the facilities.

3.1 CABRA PARKSIDE COMMUNITY CENTRE

The Cabra Parkside Community Centre provides a range of sporting and recreational amenities for residents living in Cabra and surrounding areas. The centre comprises a sports and recreational hall which is the size of a competitive basketball arena, a number of multi-purpose rooms, an IT training centre, office space, a gymnasium and weights room, and a childcare centre. The centre also contains an astro-turf pitch which can accommodate eight-a-side games.

DCC employs the manager and other core staff including receptionists and sports officers. The centre operates on a six- day- per-week basis.

Key activities run in the centre

Activities run in the centre:

- Dance classes (Irish dancing, hip hop, zumba)
- Fitness classes (spin, resistance training, circuit training)
- Martial arts training
- Aerobics
- Drama classes
- Indoor bowls.

The hall is large enough to accommodate competitive basketball matches, soccer clubs, Special Olympics and martial arts competitions. There is a viewing area on the first floor, for spectators.

The centre addressed anti-social behaviour through installing a CCTV surveillance system which warns trespassers that they are being monitored and that the Garda have been notified.

Key lessons for Inchicore

The hall is large enough to accommodate competitive basketball matches, soccer clubs, Special Olympics and martial arts competitions. There is a viewing area on the first floor, for spectators. The centre has been very successful at getting local residents of all ages to use the facility. This has been achieved by holding low cost fitness classes for mothers, young men and older people. The classes are marketed well.

The centre contracted a private company to monitor the building using a CCTV surveillance system.

3.2 MAYFIELD SPORTS AND FITNESS COMPLEX, CORK

The Mayfield Sports and Fitness Complex provides residents of Mayfield and surrounding areas with a range of sporting facilities and amenities. The centre is comprised of a sports and recreational hall which is the size of a competitive basketball arena, a gymnasium, aerobic fitness room, sauna and steam room. The centre also contains a full-sized astro-turf soccer pitch which can be sub-divided for eight-a-side games.

Key activities run in the centre

Activities run in the centre:

- Dance classes
- Fitness classes (spin, resistance training, circuit training)
- Aerobics classes
- Pilates and yoga
- Fitness classes for different age groups.

Key lessons for Inchicore

The gym and fitness rooms are air conditioned. The facility contains a sauna and steam room which are important facilities for a number of sports. The full-sized all weather pitch enables local amateur soccer teams to train and play competitive home matches.

3.3 ACTION IN CAERAU AND ELY, WALES

ACE (Action in Caerau & Ely) is a Charity located in Ely and Caerau, Cardiff, which aims to enhance community cohesion, support community groups, manage and develop local projects, and find ways of regenerating the communities of Ely and Caerau.

The area is one of the most disadvantaged communities in Wales. ACE has supported residents to work together to implement responses that address various facets of poverty.

The organisation is finalizing the completion of a sports and recreation complex. The facilities in the complex were informed by the needs of community organisations and residents. In association with the Sports Partnership, the State body responsible for the promotion of sport in Wales, ACE is also finalizing the construction phase of a full-size astro-turf soccer pitch. It has transformed an old building into a new boxing gym with all of the requirements for an amateur boxing club. The gym includes changing rooms, sauna, weights room, and a main training room with a boxing room. Both facilities will complement the activities that are being delivered from the community sports centre.

In its attempts to get more residents active, ACE has also established a cycling club and a social enterprise which fixes old bicycles and maintains residents' bicycles. With regard to the cycling club, experienced cyclists bring cycling novices on cycling day cycles and on holidays in the UK.

ACE operates a time bank which enables residents who are members in ACE to build up time from volunteering in certain activities in ACE which can be traded for services in other organisations associated with SPICE⁷.

ACE has constructed a café and community garden beside the sports complex.

Key lessons for Inchicore

Community involvement in the planning, design and implementation phases of the sports complex has resulted in a high level of community use of the facilities and an ownership of the facilities. The manager believes that the high level of community involvement has been a key contributing factor into the high level of usage by residents of the facilities.

3.4 CON SMITH PARK RECREATIONAL FACILITY CAVAN

In response to a lack of outdoor facilities, Cavan County Council decided to develop an outdoor gym in a public park in Cavan Town. After consultation with older persons' groups, an outdoor gym was erected. The facility has a range of equipment to improve adults' overall fitness and particularly that of older people.

Key Lessons learned for Inchicore

Community organisations were consulted and were important allies in supporting the development. Organisations such as the Cavan Older Women's Network promoted the facility among their constituent groups. The facility is situated close to the Cavan town centre and adjoins a Sli walk. There is no charge associated with using the facility.

Research undertaken by John Moore's University- which focused on outdoor gym users' perspectives - has highlighted the following benefits associated with outdoor gyms.

- Gyms were easily accessible to them
- Beneficial for their health
- Enjoyable to use
- 70% of participants find exercising outdoors is more beneficial for health than exercising indoors

⁷ <http://www.justaddspice.org>. An organisation that develops time credit systems.

- 80% of participants find exercise more enjoyable when outdoors than indoors.⁸

3.5 CILL BARRA CENTRE, WATERFORD

The Cill Barra Centre is a community sports centre based in Ballybeg, Waterford. The centre contains a full sized hall and gymnasium. The centre was initiated by Waterford Local Economic Development Company, an initiative between the corporate sector and a community organisation.

Key lessons for Inchicore centre

There was a high level of community input into the design of the centre. In addition, an equitable booking system for the hall was agreed between sporting organisations in the Ballybeg and the surrounding areas. Community groups were invited to participate in workshops on how the centre could accommodate the various groups' activities.

3.6 ASSET TRANSFER IN THE THE UK.

In the UK, local authorities are encouraged to transfer under-used buildings to community ownership. Research completed by the Joseph Rowntree Foundation has indicated that asset transfer generates a number of socio-economic benefits⁹.

3.7 SUNNYSIDE AFTER SCHOOL CLUB – LIMERICK

'Sunnyside after School Club' is a school age childcare service that has been in operation in Limerick since 1977. It started out in one room in a local authority house, staffed by local people who were responding to a need identified by the local school.

The club was established to:

- Provide homework support for children
- Provide a place where children could have with their friends, through social and educational activities.
- Support parents and the wider community with access to training and work experience opportunities

Catchment area

The service caters for children living in the Southill area of Limerick. This is an area characterised by high levels of unemployment and poverty.

Facility and service

The service operates mostly from the Southill Community Centre. It caters for 71 children predominately from the Southill area. It is opened from 1.15 pm to 5.30pm Monday to Thursday and finishes at 4.30pm on a Friday. The club uses three rooms in the centre. These rooms are used for other activities during school hours and at the evening. The material and equipment is stored in roll-out cabinets which are built into the wall.

It also has access to a sports hall which enables children to participate in sporting and physical activities. The club allows provides children with the opportunity to participate in arts and drama.

The club is over-subscribed and has a waiting list.

Sustainability

The club operates under the Community Services Programme which is funded by the Department of Social Protection and managed by Pobal. It is governed by a voluntary management committee. The staff complement is comprised of a manager, an administrator, six team leaders funded from the CSP. In addition, there are 13 CE participants who assist with the delivery of programmes and activities. The club gains a subvention for each child under the Community Childcare Subvention

⁸ Bates, G (2014) Evaluating the Provision of Outdoor Gyms Uptake and Impact in Sefton, Merseyside: Summary report. Liverpool: John Moore's University

⁹ Joseph Rowntree Foundation(20110) 'Community organisations controlling assets' York: JRF

Programme. Each parent(s) contributes a nominal amount to the overall cost of providing the service to their child.

Collaboration

The club secures additional expertise and resources from the local schools completion project and Limerick Sports Partnership.

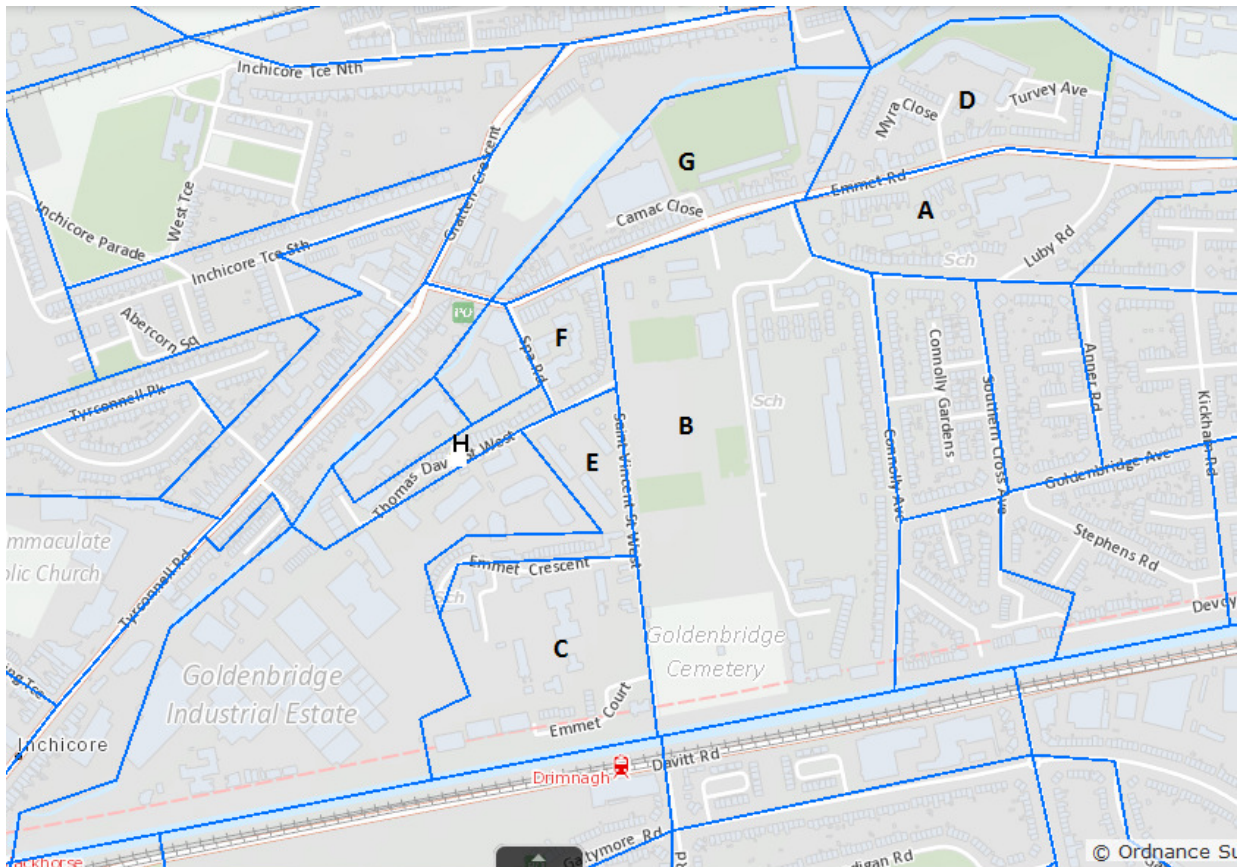
4. DEMOGRAPHIC PROFILE

4.1 DATA USED

The demographic profile below uses the Small Area Profile Statistics (SAPS) and statistics obtained from organisations based in the Inchicore area. The SAPS are based on 2011 Census data (as *Census 2016* will not provide SAPS until July 2017).

Data will be presented from the SAPS for the following 'Small Areas':

A=Bulfin Emmet Luby; B= St Michael's Estate & Bulfin Court & Connolly Avenue; D=Myra Turvey; E=Tyrone Place Emmet Crescent; and C=Emmet Court.



4.2 TYPE OF OCCUPANCY

TABLE 4.1 DELINEATED BY HOUSING TYPE 2011

SAP	Owner occupier	Private landlord	Social housing	Rent free	Total (includes no response)
Bulfin Emmet Luby	39	23	0	1	69
SME Bulfin Ct & Connolly	42	5	46	4	94
Emmet Court	14	62	11	1	88
Myra Turvey	14	77	52	2	151
Tyrone Place Emmet	0	6	114	0	126

4.3 HOUSEHOLD STRUCTURE

The only data on household structure available is derived from *census 2011* figures. The profile of households (proportion of households headed by a lone parent etc) arising from this data, across the five Small areas, is shown in the table below.

TABLE 4.2 COMPOSITION OF FAMILY UNITS BY SAPS (CSO 2011) EXPRESSED AS A % OF TOTAL FAMILY UNITS WITH CHILDREN.

SAP	Couple & children (%)	Lone father & children	Lone mother & Children	Lone mother and lone father & children (combined)
Bulfin Emmet	33.4%	2.7%	13.9%	16.6%
SME Bulfin C	42.4%	6.0%	9.1%	15.1%
Emmet Ct	32.1%	9.4%	32.1%	41.5%
Myra Turvey	25.2%	2.0%	17.2%	19.2%
Tyrone Place Emmet	24.6%	4.3%	44.9%	49.2%

These figures represent a higher than average rate of households headed by a lone parent for Emmet Court and Tyrone Place Emmet when compared to the Dublin South Central percentage (25.3%) and the Dublin City percentage (33%).

TABLE 4.3 NUMBERS OF LONE PARENTS IN SAPS AREA AND CHILDREN AND % OF CHILDREN IN EACH ED WHO ARE MEMBERS OF A LONE PARENT FAMILY UNIT (CSO 2011)

SAP	Number of lone parent family units	Number of children members of a lone parent family unit	% of children who are members of a lone parent family unit
Bulfin Emmet	51	70	44%
SME Bulfin Ct	98	138	31.3%
Emmet Ct	110	153	29.8%
Myra Turvey	61	92	35.4%
Tyrone Place Emmet	250	444	39.6%

4.4 CLASS COMPOSITION

TABLE 4.4 BREAKDOWN OF ADULTS BY SOCIAL CLASS

SAP	Professional worker	Managerial and technical	Non – manual	Skilled	Semi-skilled	Unskilled	Other
Bulfin Emmet	8.4%	21.0%	13.8%	15.0%	6.6%	1.2%	34.1%
SME Bulfin Court	0.5%	20.1%	13.6%	18.5%	13.0%	2.2%	32.1%
Emmet Court	1.9%	9.9%	9.9%	12.2%	16.4%	6.1%	43.7%
Myra Turvey	5.1%	23.7%	14.2%	13.2%	13.2%	4.9%	25.7%
Tyrone Place Emmet	0.3%	6.2%	11.1%	9.7%	11.8%	4.5%	56.4%

The proportion of households headed by a person employed in a professional and managerial job is far lower in Bulfin Court, Tyrone Place Emmet and Emmet Court than that pertaining to Dublin City and Dublin South Central.

4.5 EDUCATIONAL DISADVANTAGE

TABLE 4.5 INDIVIDUALS 15 YEARS OF AGE AND OVER: HIGHEST LEVEL OF EDUCATION ATTAINED

SAP	No formal education	Primary	Lower Secondary	Higher secondary	Degree	Post-grad	PhD
Bulfin Emmet	3.4%	10.2%	13.8%	5.4%	20.3%	6.8%	1.7%
SME Bulfin Court	2.5%	27.4%	14.4%	13.7%	6.8%	8.2%	0%
Emmet Ct	0%	23.3%	22.6%	22.6%	11.3%	6.8%	0%
Myra Turvey	1.8%	19.9%	15.6%	11.2%	19.9%	8.7%	0.7%
Tyrone Place Emmet	8.0%	33.2%	22.6%	8.6%	4.3%	1.2%	0%
Dublin City	1.3%	14.8%	14.7%	15.8%	18.5%	10.7%	1.5%

Apart from Bulfin Emmet, a higher proportion of individuals over 15 years age finalised their education at primary, lower secondary and higher secondary compared to Dublin City. In addition, a higher proportion of residents over 15 years living in each of the SAPs, excluding Emmet Court, finalised their education at primary level.

4.6 OTHER INDICATORS

The following statistics pertain to the Lady of Lourdes National School for the academic year 2015/2016¹⁰:

- 51% pupils are on the target list for school completion
- 9% of pupils are homeless
- 38% of pupils' parents are unemployed
- 64% of parents are lone parents
- A high proportion of pupils who are engaged in therapeutic interventions are on the waiting list for state supports (24%).

¹⁰ The school completion co-ordinator and the principal of the Lady of Lourdes National School collated data used in the above statistics.

5. Community facilities in the audit area

This section of the audit reports on the research findings in relation to:

- The mapping of existing and planned facilities in the audit area.
- The results of a questionnaire survey and of semi-structured interviews with key individuals in existing facilities; this information is presented in three sub-sections- one each on community facilities, St Michael’s Community Centre and parks and green spaces.

5.1 IDENTIFYING AND MAPPING COMMUNITY FACILITIES, SCHOOLS AND OPEN SPACES

It was clear from the outset that there is wide diversity of facilities in the area. The range of facilities includes:

- Older community halls built with funds collected door-to-door from local residents and run by voluntary committees of management;
- Purpose-built, modern, multi-purpose facilities funded and managed by statutory agencies;
- facilities established by religious, charitable, sporting and social organisations;
- services based in privately-owned rented buildings and
- the Goldenbridge Integrated Services Complex in a converted building, formerly Goldenbridge residential institution.

Community Facilities identified are listed and categorised as follows:

TABLE 5.1: FACILITIES INVITED TO PARTICIPATE

Community services and local development agencies	<ul style="list-style-type: none"> • Goldenbridge Integrated Services Complex - DCC • Family Resource Centre, Tyrone Place • Inchicore Bluebell Community Addiction Team • Canal Communities Regional Addiction Services • Irish Social Finance Centre • Hezed House
General community activities	<ul style="list-style-type: none"> • St Michaels’ Community Centre • Mary Immaculate House of Retreat • De Mazenod Centre • Bulfin Estate Residents Association Hall
Multi-purpose facilities: social and community activities	<ul style="list-style-type: none"> • Oblate Centre • Inchicore Sports Complex • Inchicore Sports and Social Club • Inchicore United Workman’s Club
Activities for young people	<ul style="list-style-type: none"> • St Michael’s Youth Project • St Joseph’s Youth Club - St Vincent De Paul • Crib Youth Diversion Project • 91st Scouts Group, Inchicore

5.2 PLANNED COMMUNITY FACILITIES

St Michael’s Family Resource Centre (FRC) and Common Ground are planning to renovate vacant buildings for community activities. The Sisters of Mercy gifted St Michael’s FRC the building at the entrance to Emmet Crescent referred to as the ‘Lodge’. St Michael’s FRC, in turn, transferred ownership to Dublin City Council. When refurbished, DCC will lease the building to St Michael’s FRC. The ground-floor will contain:

- Two educational rooms with a maximum capacity of ten people in each
- A counselling room

- A Kitchen
- An office
- A reception area
- Toilets with disability access.

The first floor will be used for staff. The building would be too small to hold community events or fitness activities such as dance, aerobics etc.

Common Ground is in discussions with Glasnevin Trust to occupy the Goldenbridge Cemetery lodge, situated at the entrance to the Goldenbridge cemetery, on a lease basis. The building was constructed in 1858. It has three small rooms on the ground-floor, two rooms on the first floor and a bathroom. Common Ground intends to base their operations there and to provide space for artist residencies. Glasnevin Trust may want to have an input into which groups or activities are based in the building. The building has been vacant for the past four years. It is a vulnerable site as it poorly lit by street lighting.

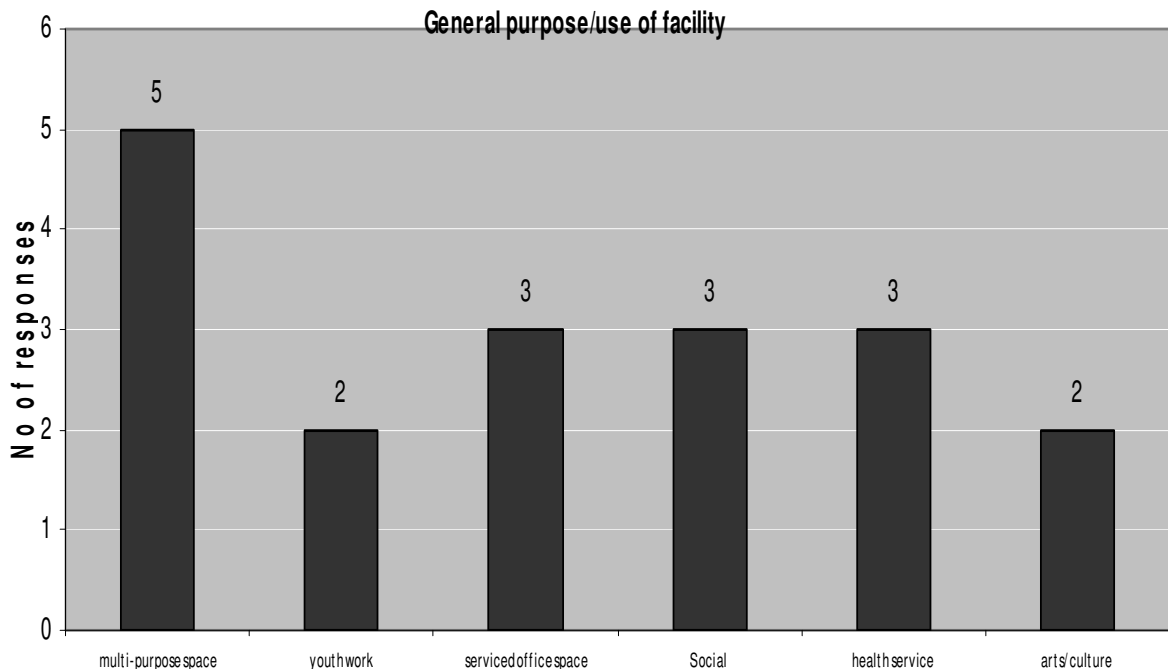
5.3 COMMUNITY FACILITIES – QUESTIONNAIRE RESULTS

21 premises and community facilities were surveyed.¹¹ A response rate of 100% was generated in this category. Three questionnaires were excluded, because the organisations concerned rent rooms off organisations that participated in the research. If they were included there would have been double-counting. Therefore, 18 valid questionnaires were analysed.

A list of respondents is included in the appendices.

General purpose of facilities

One of the general findings of the questionnaire is that both the services run from buildings and the types of space available are diverse. The following graph indicates the general purpose and uses of the facilities that responded to the questionnaire.

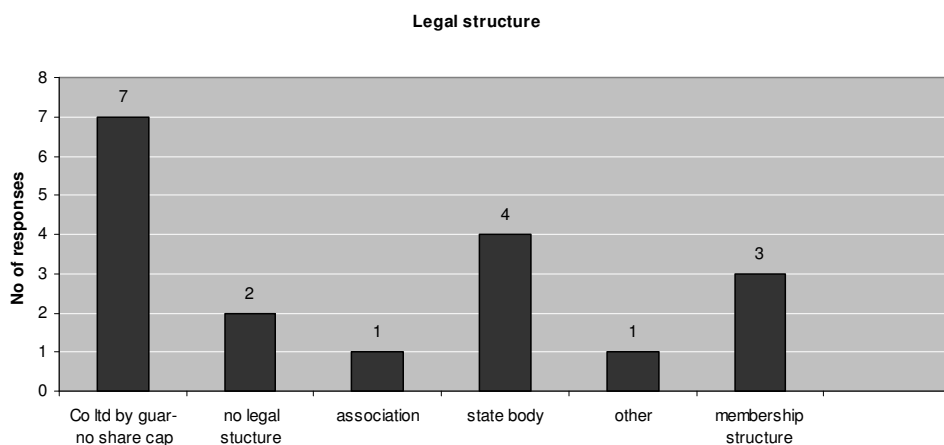


¹¹ This excludes childcare projects and sporting organisations which are covered in sections 5 and 6 respectively.

Note: multi-purpose includes space with meeting rooms, office, general exercise, dance and crèche facilities included.

Legal structure of groups

In terms of the legal structure of groups, groups ranged from statutory providers (for example, Dublin City Council, City of Dublin Education and Training Board) and community and voluntary organisations. The split between community/ voluntary and statutory providers was 89% community/voluntary or religious organisations and 11% statutory providers.¹²



50% of the organisations which responded owned their own building (9 respondents). These were:

- City of Dublin Education and Training Board Inchicore (Inchicore Sports Complex)
- Irish Social Finance Centre Ltd (established by a religious congregation)
- The Oblate complex (religious congregation)
- Mary Immaculate House of Retreat (religious congregation)
- Inchicore Bluebell Community Addiction Team
- Bulfin (BERA) Hall
- De Mazenod Centre
- *Conradh na Gaeilge*
- Dublin City Council: 3 properties – Goldenbridge Integrated Community Services Complex, St Michaels Parish Community Centre and Richmond Barracks.

The nine respondents that do not own their own premises comprise community/ voluntary groups. Eight of these have a lease agreement in place and one has a licence.

With regard to those who have a lease agreement (8 respondents), the terms of the lease ranged from long-term leases (one expiring in 2077) to shorter-term leases (expiring within a four year period).

Profile of facilities

In this section the physical profile of facilities and buildings that responded to the questionnaire is outlined.

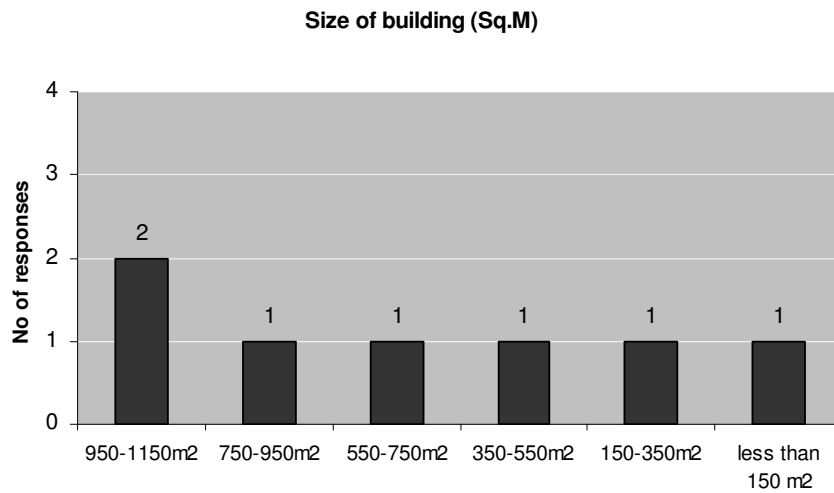
Twelve facilities (two thirds of those for which this question was answered) were at least 50 years old. Six buildings were purpose- built for their current use and the purposes for the remainder of the building included:

¹² comprising DCC and City of Dublin Education and Training Board

- Religious houses (now Oblates centre and Goldenbridge Integrated Complex)
- School(now St Michael’s Youth Project)
- Bank (now Irish Social Finance Centre)
- Residential houses (now where community and voluntary organisations base their operations and deliver their programmes)
- Barracks(now a museum and meeting facility)
- Retail unit
- Accommodation in flat complex.

Size of facility

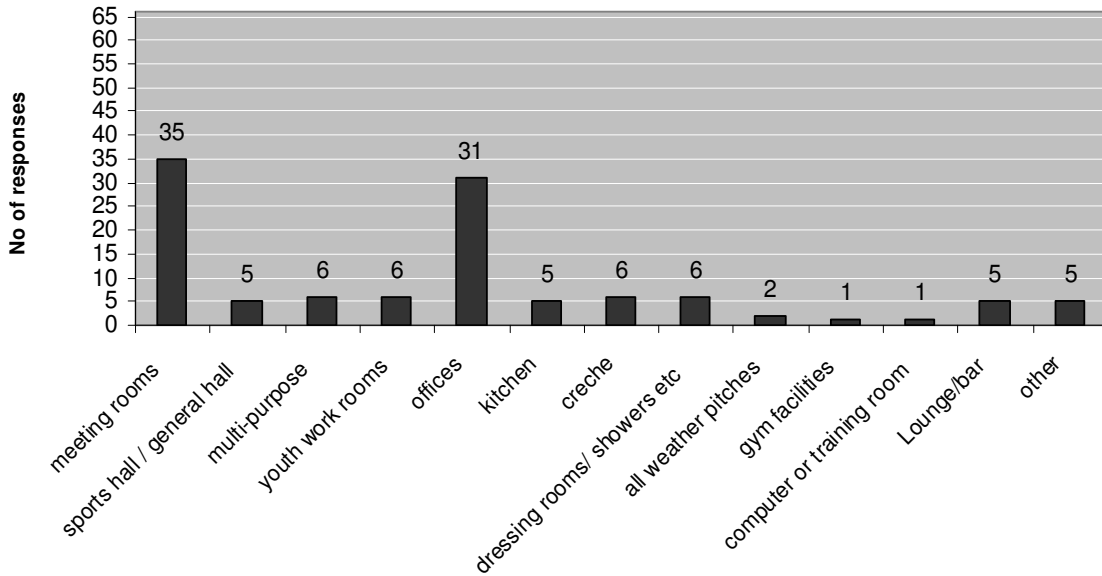
Seven respondents (44%) provided details on the size of their facility. These have been grouped into categories as follows



Description of the use of space in facilities

The graph that follows describes the types of rooms and the usage of the rooms and facilities. Meeting rooms dominate the description of facilities, followed by offices. This equates to approximately 2.2 meeting rooms per response. Facilities such as toilets and lobby space, have not been included in this analysis.

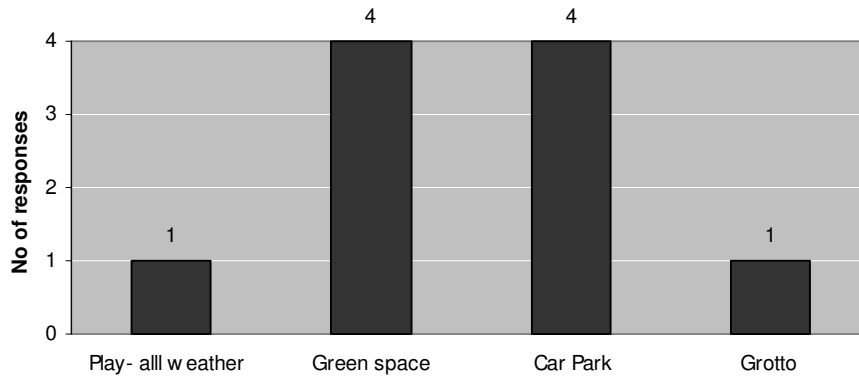
Description of facilities in building



Outdoor space

Six respondents (33%) had outdoor space accompanying their premises – they identified a total of ten outdoor space features, as outlined below. (Note- that parks and outdoor amenities managed by Dublin City Council are discussed in a separate section below.

Description of outdoor space

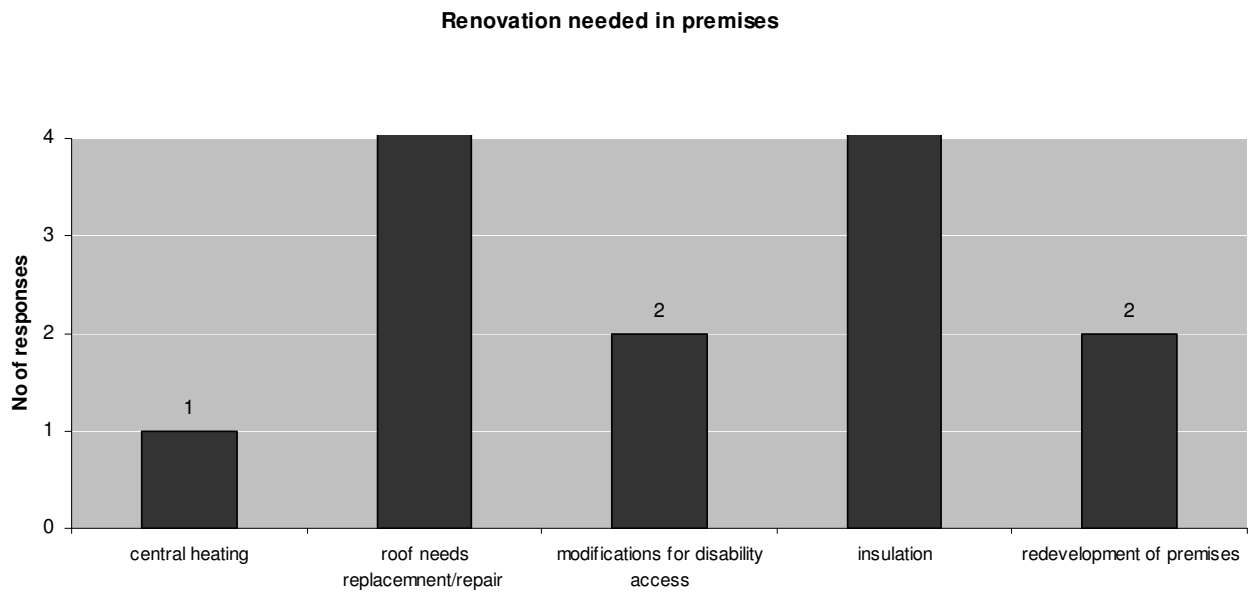


We also asked respondents to identify the maintenance requirements for this outdoor space. The responses included

- Green space needs constant maintenance
- Landscaping of green space
- Car park upgrading
- Grass cutting equipment needed

Renovation needed in premises

Nine respondents (50%) reported that their facilities needed renovation and upgrading. These respondents identified a total of 15 renovation requirements, illustrated below. The most common building issues cited were in relation to roof replacement and repair. In two instances, the roof needed to be replaced. Five organisations stated that their buildings needed to be retrofitted to increase their energy efficiency.



Strengths

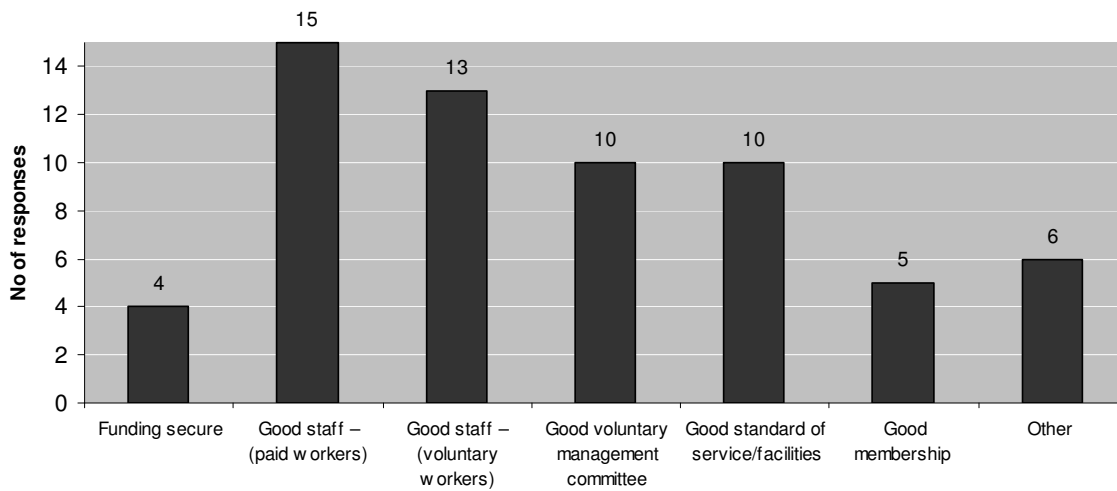
When asked about the strengths of the facilities, a total of 63 responses were generated (averaging 3.5 per respondent). The most commonly cited responses were good staff and good volunteers (total response of 28, or 44 %). ‘Other’ accounted for responses and these were cited as:

Commitment of the community to the project (St Michael’s Youth Project)

The history of the place (Inchicore Sports and Social Centre)

Responses are presented graphically below.

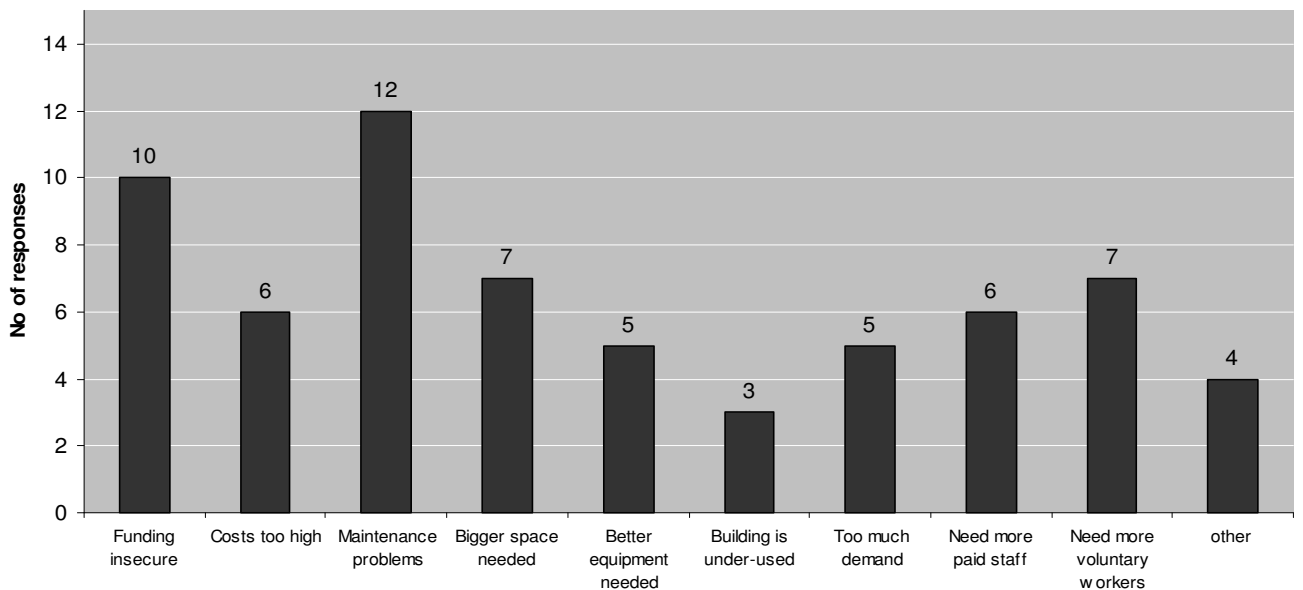
Strengths



Challenges

Sixty five (65) challenges were identified in the responses – averaging at 3.6 per respondent. The most prevalent issues were maintenance problems, followed by insecure funding.

Challenges

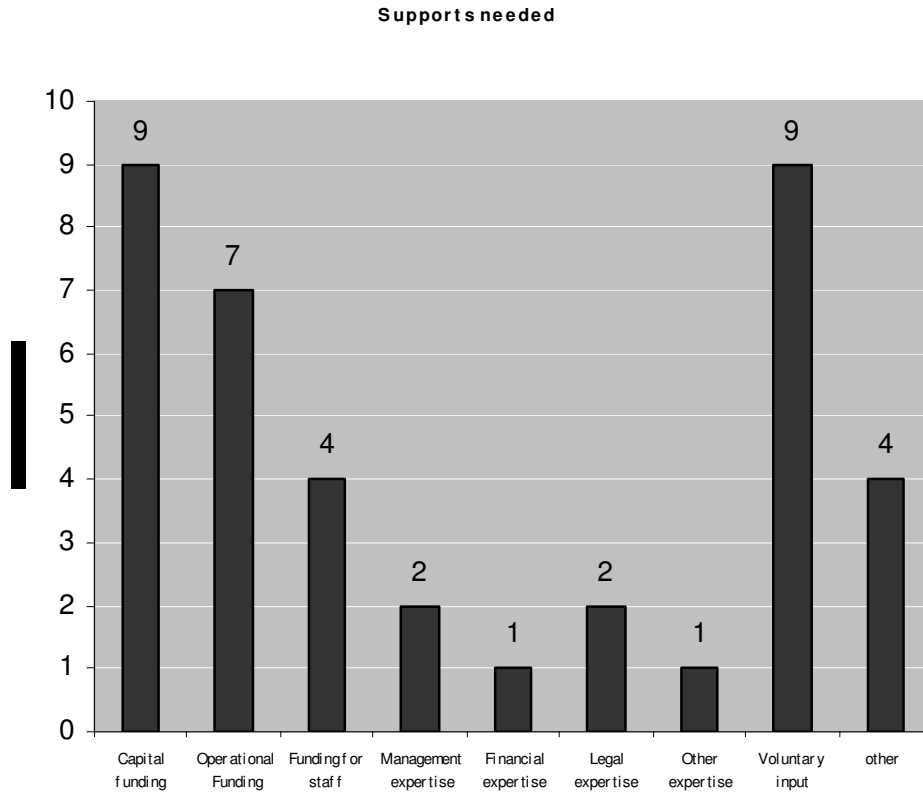


The other challenges cited were:

- Having to rely on CE participants who sometimes are difficult to motivate
- One facility being vandalised
- Facility needs to be re-developed
- Staff are being overwhelmed with work.

Supports needed

Capital and human resource issues arose in terms of supports needed by respondents. Fifty per cent (50%) cited the need for capital support (9 responses) and 50% cited the need for greater voluntary input (9 respondents).



Other comments included:

We need more youth workers to work with young people who are unemployed and out of education

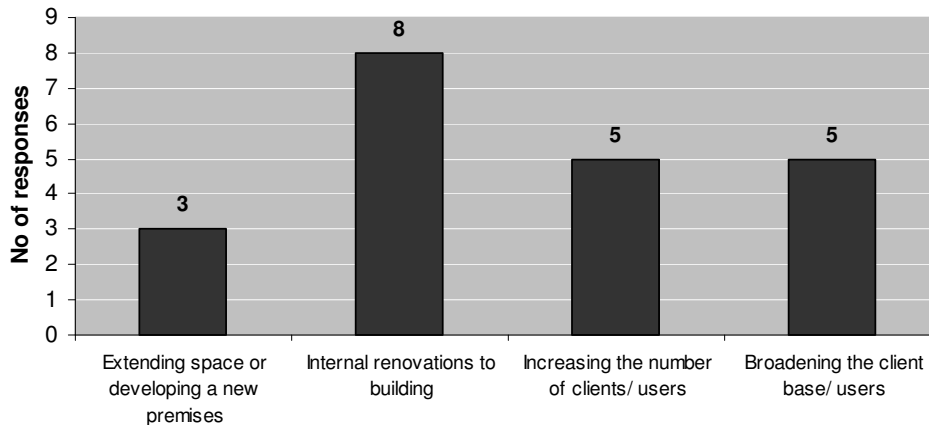
Need funding to provide a service for problem drug users under 18

Access to an architect on a pro-bono basis to advise on developing our facility.

Anticipated changes

Respondents were asked to comment on any planned or anticipated changes in facilities or the activities that they deliver in them. Eight organisations were anticipating internal renovations to their existing building. Three respondents anticipated extending space in their existing premises or developing a new premises. Ten organisations were planning to broaden their client base or broad their range of clients.

Anticipated changes in facilities



Respondents were also asked to elaborate on anticipated changes and to comment further – the following section includes responses and comments received:

Demand for additional services with increase in population

- New clients – as the population increases, demand for services increase. We are under huge pressure to provide a youth service for hundreds of young people but only have 5 youth workers. If we are to expand to meet the growing needs, we need more staff
- There is a need to provide a service for young people under eighteen years of age who have a drug problem
- We would be in a position to provide counselling to more individuals from Inchicore if we had additional staff

Wish list

The survey asked groups to describe their 'wish list'. These are the responses:

Renovations and redevelopment

- Roof replacement (Inchicore Sports and Social Centre, roof renovation (St Michael's Community Centre and Bullfin Hall), insulation, and improvements in access(Inchicore Working Men's Club)
- Development of grounds – could be improved as a place to walk and enjoy....a place of peace in the midst of a built-up area (Oblate Grounds)
- A new building/ premises to accommodate staff, proper meeting facilities and rooms for service/ programme users (Inchicore Bluebell Community Addiction Team)
- Disability access, particularly disability-accessible toilets (including Krib Youth Diversion Project, Bullfin Hall, and St Michael's Community Centre)
- The foundations in one facility need to be strengthened (*Conradh na Gaeilge* building)
- Complete renovation of building to make it more suitable for youth work (St Michael's Youth Project).

Additional staffing

- A manager is essential (Inchicore Sports and Social Club)
- An administrator (Oblate Centre)
- 5 more youth workers and funding for part time administrator to become full time (St Michael's Youth Project).

Additional comments

The following additional comments were made:

- St Joseph's Youth club require a facility in which to run their programmes
- The 91st Scout Group's current facility in the Oblate Centre is not ideal. An industrial unit in the Goldenbridge Estate would be an ideal facility.

5.4 ST MICHAEL'S COMMUNITY CENTRE

St Michael's Community Centre will be demolished. Therefore it is important to outline the community and voluntary groups that will not need alternative accommodation and their respective requirements.

TABLE 5.1 ORGANISATIONS USING ST MICHAEL'S COMMUNITY CENTRE

Name	Time required	Requirements	Alternative locations
Slimming World	1 evening per week, 44 times per annum	A meeting room to accommodate forty people seated and sufficient space to display stands/table for low-calorie food	Bulfin (BERA) Hall or Inchicore Sports and Social Club, as both have same number of car park space as St Michael's Community Centre (20 car park spaces) Both have storage space to store display stands
Spotlight Theatre	1 evening per week, 44 times per annum	A rehearsal area and storage space	BERA Hall or Inchicore Sports and Social Centre as both have rooms which could be used for rehearsal, storage space and an area to make tea
St Michael's FRC	Wednesday morning, 44 times per annum	A facility to hold senior breakfast club. Five of the attendees require wheelchair-accessible toilets.	The BERA Hall toilets would need to be upgraded to become wheelchair - accessible. The centre would need to be insulated to ensure the building was warmer in the winter. The distance from where some attendees live to the centre may be a barrier for some to walk to the Bulfin (BERA) Hall The De Mazenod centre could be an alternative but it may be too closely associated with the Catholic church for some attendees
St Michael's FRC	Tuesday morning, 44 times per annum	A facility to conduct aerobic exercise work outs	The dance room in the Inchicore Sports Complex would be an ideal location to hold these events. The complex has a kitchen to make tea/coffee. It is difficult to gain access to rooms in the facility during the academic year The Bulfin (BERA) Hall centre as there is ample room, and a kitchen to make tea and coffee
St Michael's FRC	Friday afternoons	Physical activities for young people attending the after school service	The hall in the Inchicore Sports Complex would be the ideal location to hold this activity. However, St Michael's have not been able to access the hall due it being booked out
Flam Dublin ¹³	Saturday or Sundays, 44 days per annum	Seats and a tea/coffee facility	Inchicore Sports Complex, Bulfin (BERA) Hall or the Inchicore Sports and Social Club

¹³ French classes for French community

Name	Time required	Requirements	Alternative locations
Active Age Art Group	1 morning a week, 44 times per annum	Desks for participants to do their art. Natural light and storage area for space	None of the facilities have all of the requirements for this group. The Inchicore Sports and Social Club (would be the most suitable facility)
Eve Tuiscint	Two days per annum	Hall to play soft ball and to do Tai Chi	Inchicore Sports Complex or the Bulfin Hall
NRG Georgian Dance Group	Saturdays or Sundays, 44 days per annum	Hall to dance and facility to make tea/coffee	Inchicore Sports and Social Club would be ideal location as it has a wooden sprung floor fitted especially for dancing
St James Family Group	Saturdays or Sundays, 44 days per annum	Seats and a tea/coffee facility	Bulfin (BERA) Hall or on a Saturday
St Michael's Parish CE CLG	Monday to Friday, 44 days per annum	Office space	An office in the Goldenbridge Integrated Services Complex would be suitable. The CE project do not get any funds to cover rent. Therefore, the room would need to be rent-free.

A combination of the Bulfin Hall (BERA), and Inchicore Sports and Social Club could be used to accommodate a number of the community and voluntary groups that currently use the St Michael's Community Centre until a new community facility is constructed. However, the Bulfin (BERA) Hall's toilets would need to be upgraded to enable disability access. In addition, the building has a low Building Energy Rating and would not be suitable to host activities for older people in its present state. Therefore, it requires to be retrofitted. The stage area would also need to be refurbished so that the Spotlight group could use the facility. Old people may find it too long of a distance to walk to from Tyrone Place, Emmet Crescent or Turvey Road.

Both the Bulfin (BERA) Hall and the Inchicore Sports and Social Club have car park spaces.

The Inchicore Sports Complex would be an ideal location for a number of groups that use the St Michael's Hall to do physical activities. The rooms in the complex are booked during the academic year. Therefore, negotiations would need to be held to enable some of the above community and voluntary organisations to gain access to the complex.

The Goldenbridge Integrated Sports Complex was deemed not suitable to accommodate any of the other groups, with the exception of the St Michael's Parish Community Employment Scheme CLG¹⁴. Similarly, the De Mazenod centre was not considered suitable to accommodate any of the above groups.

The rental rates of the Richmond Barracks would be too expensive for community organisations to hire rooms there.

Finally, the three Irish dance schools could be accommodated in the Inchicore Sports and Social Club depending on the availability of the hall which has a wooden floor specially fitted for dancing.

¹⁴ The St Michael's Parish Community Scheme CLG is a Community Employment (CE) sponsor that plans and manages CE placements. They sponsor local or community projects that meet an identified community need.

5.5 PARKS AND GREEN SPACES MANAGED BY DUBLIN CITY COUNCIL

Sean Redmond, the Executive Parks Superintendent, provided information on parks and open spaces in the Inchicore area.

Parks

There are three parks¹⁵ located in the catchment area¹⁶. These are:

- Grattan Crescent Park which, as the name suggests, is located beside Grattan Crescent. The park contains a children's playground and a walkway.
- Jim Mitchell Park is located at the rear of Ring Street housing estate. The park contains a children's play area (which has recently been re-furbished) and a multi-use games area (which has recently been refurbished) and a multi use games area which has been recently upgraded.¹⁷
- Turvey Avenue Park

Adjacent to Grattan Crescent, there is an allotment scheme.

Open spaces

The Parks and Landscapes Services of Dublin City Council maintains the following open spaces:

- Inchicore Square which faces Inchicore Sports and Social Club
- St Patrick's Terrace which is located close to the entrance to the CIE works
- Green area at the intersection of Bulfin Road and Luby Road
- Green area opposite Tyrone Place, where St Michael's Estate was formerly located.

Waterways Ireland manages the walkway along the Canal.

Private green areas

There are three green areas which are not managed by DCC, as follows.

- Oblate green area which is the property of the Oblate Community
- Goldenbridge Cemetery which is managed by the Glasnevin Trust
- Richmond Barracks.

Possible new developments

There are four locations that could be developed into green areas or walkways:

- The area at the interface between Devoy Road, St. Stephen's Road and O'Leary's Road which is currently covered in tarmac. The main infrastructure for the Blanchardstown water supply is located below this tarmac area. Once the work to upgrade the water supply is completed, the tarmac area would be suitable for a green area.
- A walkway from Inchicore village to Kilmainham Gaol along the Camac River¹⁸.
- A portion of the area at St Vincent Street West (former site of St Michael's estate).
- The tract of land at Woodfield Avenue which is unkempt. A number of residents have asked for the area to be landscaped into a green area. However, there are a small number of residents who use the space to park their cars. Therefore, a possible solution would be to provide a number of car park spaces beside the green area.

¹⁵ A railing enclosing a green area is the defining feature of a park.

¹⁶ Fields in Space, UK, recommends 0.8 hectares of green space per 1000 of population and would be 710 metres walking distance from dwellings – source- publication entitled 'Guidance for Outdoor Sport and Play Beyond the Six Acre Standard'.

¹⁷ Multi-use games area is often referred to as a MUGA

¹⁸ This would require significant investment to level river bank, in certain sections.

5.6 GENERAL CONCLUSIONS FROM SURVEY OF FACILITIES AND PARKS

The survey results show that there is a broad range of facilities providing space and services for activities and groups in the audit area. The facilities are diverse in terms of type, age, management structures and range of uses. The results show correspondingly diverse issues for the continuing operation of the facilities and their ability to meet the needs of the changing population of the area.

The following points can be made:

- Significant refurbishment and renovation needs are required in a small number of community facilities, namely, the Inchicore Sports and Social Club, the Bulfin (BERA) Hall and St. Michael's Community Centre. If the Bulfin (BERA) hall is to be used to accommodate groups arising from the demolition of the St Michael's Community Centre, it would require the centre's toilets to be upgraded and the building to be retrofitted to improve its energy efficiency.
- The 91st Scout Group and St Joseph's Youth Project are based in the Oblate Centre and the service they each provide to young people could be enhanced by acquiring their own larger premises.
- A small number of community facilities reported 'poor disability access' particularly in relation to not having disability-accessible toilets.
- A number of service providers currently operate from rental property which is of a poor standard and is costly.
- The foundations in the *Conradh na Gaeilge* centre, Grattan Crescent need to be fortified.
- The quality of life residents in the Inchicore area could be enhanced by landscaping the tarmac area at Devoy Road and the space at Woodfield Avenue into green areas.
- A portion of the green area where St Michael's Estate used to stand would be reserved for community use including green area.
- A linear park, 'The Camac Greenway'; a walkway could be developed from Inchicore village along the Camac River to Kilmainham Gaol. This is outlined in the 2006 Urban Framework Plan for Inchicore.

6. CHILDCARE AND PARENT/TODDLER PLAY GROUPS

Interviews were held with representatives of each of the not-for-profit childcare providers and parent/toddler groups in the St Michael's Parish area.

6.1 CHILDCARE PROVIDERS

The audit identified the following not-for-profit childcare providers in the St. Michael's Parish:

- Eala Óg
- Inchicore Bluebell Community Addiction Team
- Goldenbridge Nursery
- St Michael's Family Resource Centre
- Our Lady of Lourdes National School, After Schools Service

The interview findings are categorised under a number of headings.

Project background

Eala Óg was established to provide an affordable childcare service to enable parents either to return to employment or full-time education. Participants tend to be low income families that could not afford to take up employment or an education course if this service was not provided in the area. A number of new community families have moved to outside of Dublin where the rents are cheaper: this has adversely impacted on the project's sustainability, as it can be difficult to find a family who need to place a child in childcare service during the year. The service takes referrals from Tusla.

The Inchicore Bluebell Community Addiction Team childcare service focuses on providing a childcare service to their service users. Indeed, most of the parents are actively addicted and they are provided with a range of therapeutic services. Managed by the Daughters of Charity Community Services, the Goldenbridge Nursery tends to focus on families who are experiencing poverty compounded by multiple family issues. Tusla is their main source of referrals.

St Michael's Family Resource Centre uses its childcare service as a mechanism to engage women experiencing poverty and to prompt them to participate in its programmes. The staff undertake outreach work in areas of high deprivation in Inchicore, and in doing so, promote the childcare service. This leads to women placing their children in the service and participating in training and education programmes.

Finally, the after school service of Our Lady of Lourdes National School was established to assist pupils to complete their homework, so that they do not fall behind in their educational development.

TABLE 6.1 PROJECT INFORMATION

Provider	Rationale for project	Profile of parents	Target/referrals
<i>Eala Óg</i>	Provide an affordable service for parents living in the area to enable them to return to employment or education	Families on low incomes and a high proportion of families from new communities	Word-of-mouth Referrals from Túsła
Inchicore Bluebell Community Addiction Team	Provide childcare to parents who are attending for various services	Individuals who are problem drug mis-users who are at various stages of recovery and who are service users	Inchicore Bluebell Community Addiction Services
Goldenbridge Nursery	Provide childcare and family support for marginalised children and their parent(s)/carers	Parents would be experiencing poverty and a portion would be homeless, and have an addiction. A cohort would be isolated, particularly those from new communities	Tusla Other organisations
St Michael's Family Resource Centre	Reach parents most marginalised and provide them with route into education	Parent(s) would be experiencing poverty and some families would be homeless	Contact with families through community work
Our Lady of Lourdes, After	Assist children with	A large of cohort of parents who	Pupils attending

Schools Service	completing their homework	urgently need family support	school
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Childcare premises

TABLE 6.2 OWNERSHIP OF BUILDING

Provider	Ownership of building	Rent/mortgage repayment	Option to re-configure rooms
<i>Eala Óg</i>	Dublin City Council	Lease	No
Inchicore Bluebell Community Addiction Team	Own building	Not applicable	No
Goldenbridge Nursery	HSE	Lease	Yes
St Michael's Family Resource Centre	DCC	Lease agreement has not been signed	Purpose-built childcare centre
Our Lady of Lourdes National School, After Schools Service	Dublin Diocese	Not applicable	No

Three facilities have leases of varying durations. The *Eala Óg* lease terminates in August 2019. The Goldenbridge nursery representative was not aware of the terms of the lease. The St Michael's Family Resource Centre has not yet agreed a number conditions associated with the lease agreement. It would seem that the term of the lease will be four years and nine months and it will be a peppercorn rent

Details of project

Three of the childcare projects stated that they have waiting lists to attend their services. The Inchicore Bluebell Community Addiction Team childcare service does not have a waiting list because it is deemed not helpful to the parents' recovery. Instead, parents are assisted to secure alternative childcare provision.

The *Eala Óg* facility is operating at full capacity. The St. Michael's FRC childcare service based in Thornton Heights can accommodate sixty children.

TABLE 6.3 CHILDCARE PROJECT INFORMATION

Provider	Number of rooms	Age profile	Number of children	Waiting list
<i>Eala Óg</i>	2 childcare rooms	2-4 years	17 children attending pre-school	Yes
Inchicore Bluebell Community Addiction Team	1 room	6 months-4 years	6 children attending pre-school 10 children attending after school	No, but there is demand for additional places.
Goldenbridge Nursery	3 childcare rooms. The upstairs' rooms are used for community groups and administration	2.5-4 years	21 children pre-school 11 children attending afterschool	Yes
St Michael's Family Resource Centre	3 childcare rooms 8 rooms for the after school service. 22 rooms including kitchen and toilet in the building	1-4 years of age for the childcare service 5-13 year-olds for the after school service	30 children attending pre-school 60 in after school	Yes
Our Lady of Lourdes' National School After Schools Service	4 classrooms used for after school activities	7-12 years	80 children doing home work club who are over eight years of age An additional, 35 children under the age of 7 are doing Zumba	Funding limits number of children in after school

			dancing, 10 Irish dancing and 12 art	
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Unmet needs

The following points were made regarding unmet need and gaps in related services.

- Affordable childcare for families with babies below 1 year of age (This is due to low staff to child ratios required when working with such young children- 1 staff to three children).¹⁹
- There is a shortage of childcare provision for young mothers committed to returning to education
- Childcare services require family support workers to assist families deal with the issues many of them experience. The termination of the 'Bring It All Back Home' programme resulted in a big gap in family services delivered in the area.
- Speech therapist based in the primary health care centre is required as there are a relatively large number of pupils attending the Lady of Lourdes National School whose level of speech is lower than would be deemed to be the norm for their ages.
- Inchicore Bluebell Community Addiction Team requires additional space to enable services to be delivered more smoothly.

Pricing policy

Eala Óg have started a savings scheme to enable parents to manage payment of the additional twelve weeks that are not covered under the ECCE scheme. Representatives of every organisation stated that families could not afford the rates charged by private providers. *Eala Óg* is the most expensive of the not-for profit service in the area. There are currently no families placing their child in *Eala Óg* for the full day due to the price charged.

Eala Óg take a firm line with families who fail to pay their fees. Indeed, the project issues a letter to a parent who fails to pay fees for one week. If this is not successful, the parent is requested to attend a meeting to resolve the issue. If the parent(s) fail to pay their arrears, then the parent(s) will not be allowed to place their child in the facility. The other childcare projects take less direct approaches in dealing with parents who are in arrears.

TABLE 6.4 PRICING POLICY

Provider	Pricing and service	Funding sources	Level of arrears	Arrears policy
<i>Eala Óg</i>	Full pre-school service is €205 per week Morning session - €105 per week (five hours per day) Afternoon session- €70 per week (three hours per day)	Pobal, Tusla and parents' fees	Small amount of arrears	Letter sent to parent when have not paid 1 weeks fees. If letter is not successful then seek a meeting with parent(s).
Inchicore Bluebell Community Addiction Team	Parents are charged €3 per day or €15 per week	Pobal (one of the twelve special childcare projects working with children whose parents are problem drug users) and parents' fees	There are arrears but working with a cohort who can lead chaotic lives	Speak to the parents if in arrears.
Goldenbridge Nursery	Full pre-school service is €40 per week. €5 for an afternoon session	Túsala and parents' fees	There are arrears	The coordinator endeavours to attain balance between financial sustainability and inclusion
St Michael's	Full pre-school service	Pobal, philanthropic	There are	The coordinator

¹⁹ From work completed for the Dublin City Childcare Committee, we have noted that a number of community childcare projects are no longer providing childcare service for babies because of the staff- to -child ratio requirements.

Resource Centre	- €50 per week (five hours per day) assuming not on ECCE ECCE pay for extra hours -€25 per child Children attending when mother attending women's programme- €35 per week	grants, fees and parents' fees.	arrears	endeavours to attain balance between financial sustainability and inclusion
Our Lady of Lourdes, After Schools Service	Afterschool service – free for children over 8. The children doing the dance and art pay a nominal fee	State	Not applicable	Do not charge as a DEIS school

Financial sustainability

Eala Óg management committee found it difficult to recruit a manager with the relevant experience and qualifications required. This is attributed to not having the finances to pay a salary that would attract an experienced manager. The representative stated that the project is finding it challenging to maintain financial sustainability, particularly since the new childcare regulations were introduced.

The St Michael's Family Resource Centre obtains philanthropic funding which strengthens the childcare project's financial sustainability. These two projects (St Michael's Family Resource Centre and *Eala Óg*) receive funding from the Community Childcare Subvention Scheme (CCS) and the Early Childhood and Care Education programme (ECCE). The interviewees stated that the two programmes are more difficult to administer than the former grant system which provided funding to employ staff. It is our experience of undertaking reviews and business plans for childcare projects around the country that the larger the childcare project is, and the more children it cares for who are aged over two and (especially) three, the stronger its financial sustainability.

Tusla fund the Goldenbridge Nursery which enables the project to pay higher wages than the other childcare projects in the area. Finally, the Inchicore Bluebell Community Addiction Team receives funding under the Special Childcare Fund.

Collaboration and Merging

TABLE 6.5 WILLINGNESS TO COLLABORATE

Provider	Willingness to engage joint planning	Openness to merging aspects of service
<i>Eala Óg</i>	Yes	Board would have to discuss
Inchicore Bluebell Community Addiction Team	Yes	No for the childcare service Yes for the afterschool service
Goldenbridge Nursery	Yes	No
St Michael's Family Resource Centre	Yes	No
Our Lady of Lourdes National School After Schools Service	Yes	Yes

According to the representatives interviewed, there is a high level of collaboration between projects. This manifests itself in some projects referring children with specific needs to other projects that are better placed to care for them. A number of the organisations are involved in the professional and elected members group which meets to highlight community needs: they are calling for the establishment of a task force focusing on children's' initiatives in the area.

The Lady of Lourdes After Schools Service; and the Inchicore Bluebell Community Addiction Team would be interested in basing their after school service in a shared facility. The *Eala Óg* project may

be interested in merging with other childcare services in the St Michael's Parish area and basing their combined operations in one facility. However, the board would need to discuss this. A number of interviewees stated that parents should be consulted on any merger proposals.

Both the Goldenbridge Nursery and the St Michael's Family Resource Centre would not be willing to merge their childcare projects with other services. The representative of the former service stated that as they work with a cohort of families with specific needs, if they merged, the impact of their service would be diluted. The latter organisation stated that providing a childcare service enables it to engage and work with marginalised women.

The point was made that each organisation has a different ethos and that it would be a difficult process to merge services with different value systems.

6.2 PARENT AND TODDLER GROUPS

There are two parent and toddler groups operating in the St Michael's Parish area - Mummas and Bubbas and the Intercultural Parent/Carer and Toddler Group.

Project background

Both groups were established to provide parents/carers with a social outlet and to provide an opportunity to socialise their children.

Service

Mummas and Bubbas operate two mornings a week, on Tuesdays and Thursdays. The Intercultural Parent/Carer and Toddler Group operate three mornings a week, on Mondays, Wednesdays and Fridays. Both services provide 'free play' and the Intercultural Parent/Carer and Toddler Group provides children with the opportunity to undertake an art activity. Both services have parents attending from different ethnic groups. With regard to the Intercultural Parent/Carer and Toddler Group, there are twenty different nationalities in attendance. The children are from the ages of a couple of months to three. The service prepares them for pre-school.

In Mummas and Bubbas, a parent is responsible for organising the sessions on a voluntary basis. This entails preparing the room, the activities, and a snack for the children. The Intercultural Parent/Carer and Toddler Group employs a part-time support worker to organise the sessions.

Financial sustainability

Mummas and Bubbas is in a position to provide its service through a combination of volunteer input, a €2 contribution per session from each parent/carers and a grant from DCC to cover the costs of food. The funds received from parents are forwarded to St Michael's Parish, on an annual basis, as a donation towards the use of the room.

The Intercultural Parent/Carer and Toddler Group secures funding from: Dublin South City Partnership to hire a part-time support worker; Tusla, to cover the cost of the rent (€3,000 per annum) of the room and purchase of groceries; annual grant from DCC and contribution from parent/toddler of €2 per session.

Demand

Mummas and Bubbas numbers vary on a monthly basis. There are between ten and fifteen parents/carers and children attending sessions. Forty- five parents/carers and their children attend the Intercultural Parent/Carer and toddler group on a weekly basis over the three days. Each family gets assigned one morning per week. The Intercultural Parent and Toddler Group has a waiting list for its service.

Governance

Both organisations have active committees that are responsible for ensuring the service are run effectively and adhere to various protocols.

Facility

Mummas and Bubbas is based in the De Mazenod Centre and the Intercultural Parent/Carer and Toddler Group is based in the Inchicore Sports Centre.

The De Mazenod Centre can accommodate up to fifteen parents/carers and the room where the Intercultural Parent/Carer and Toddler Group can accommodate a maximum of fifteen parents with toddlers. The Intercultural Parent/Carer and Toddler Group could do with an extra-sized room to accommodate the parents/toddlers on their waiting list.

New Facility

The representatives of both groups stated that they would be interested in moving to a building that contained purpose-built rooms to accommodate parent and toddler groups. This was assuming that the building was located near where their respective services are located. The Intercultural Parent/Toddler Group stated that they would require a room that was 50% larger than their current room.

7. SPORTING ORGANISATIONS AND FACILITIES

This section of the audit covers sporting organisations and facilities.

7.1 SPORTING ORGANISATIONS

The sporting organisations below were identified and contacted as part of the audit.

TABLE 7.1 LIST OF SPORTING ORGANISATIONS

Sporting organisations	<ul style="list-style-type: none">• CIE Boxing Club• Inchicore Girls Soccer Club• Inchicore Athletic FC• CIE Ranch FC• St Michael's Boxing Club• St Michael's FC• Inchicore Chess Club• Oblate Basketball• Celtic Invitation Pigeon Club• St Patrick's Athletic FC• Liffey Gaels GAA Club
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With the exception of CIE Boxing Club and Inchicore Chess Club, the above ten organisations participated in the research. The findings have been categorised under a number of headings.

Club/Organisation background

TABLE 7.2 RATIONALE FOR CLUB FORMATION

Name of club	Rationale for formation of club	Club focus and plans	Catchment area
CIE Ranch FC	Established in 1975, to provide young adults with a club that aspired to compete at a high level of amateur soccer	Maintain the 2 senior teams	Inchicore, Ballyfermot and Clondalkin
Inchicore Girls Soccer Club	Established to provide girls with the confidence to play soccer	To form underage teams from under 8 to under 18 years	Dublin 8 and 10
Inchicore Athletic FC	Established in 1971, the club was formed to provide the opportunity for young men from the Ring Street area of Inchicore to play soccer	Maintain the 2 senior teams	Inchicore, Bluebell and Drimnagh
St Michael's FC	Formed in 2015 to provide young Inchicore men with a sporting outlet	Young men. The club aims to have a nursery for young children established within three years. It aims to have a schoolboy team formed within five years Build relationship with St Pat's to provide them with young talented players	Inchicore and in particular St Michael's Parish area including Tyrone Place, Thornton Heights and Emmet Road
St Michael's Boxing Club	Provide young people with the opportunity to learn to box and compete for amateur national titles	Increase the number of elite boxers (representing Ireland) that start in the club Increase the number of female boxers	Inchicore, particularly for young children
Oblate Basketball	Provide residents of Inchicore and surrounding areas with an opportunity to participate in basketball	Continue to maintain levels of youth participation and increase number of adult teams from three to four Maintain voluntary coaching programmes in a number of schools including St.Cillian's; Clogher Road; Church of the Assumption, Walkinstown Gain access to a high quality basketball facility to cater for demand from membership	Inchicore, Drimnagh, Ballyfermot, Bluebell and Ballymount
Celtic Invitation Pigeon Club	To provide pigeon fanciers with a venue to race pigeons	Maintain current levels of membership	Members from South and West Dublin
St Patrick's Athletic FC	Formed in 1929, St. Pat's aim to win as many senior FAI honours as possible every season	Be as successful as possible. St Pat's currently do not have any underage teams	Inchicore, Ballyfermot, Drimnagh and South Inner City
Liffey Gaels GAA Club	Provide residents of Inchicore, Ballyfermot and South Inner City with the opportunity to play Gaelic games	Continue the current levels of participation. To coach children in primary schools	Inchicore, Ballyfermot, and South Inner City

A number of interviewees commented that Inchicore is traditionally a soccer area and young people tend to opt to play soccer as opposed to GAA codes. The area is well served with the CIE Ranch, Inchicore FC and St Michaels FC providing men with the opportunity to play competitive soccer. Inchicore FC and CIE ranch's membership live in Inchicore, Drimnagh and Bluebell.

St Michael's FC's membership is pre-dominantly from the Inchicore area and a high proportion of its membership live in the St Michael's parish area. Indeed, a number of the St Michaels FC committee and volunteer coaches were reared in St Michael's Estate, Tyrone Place and Emmet Road and they are committed to forming under-age teams that would target players from Thornton Heights, Tyrone Place, Emmet Crescent and other estates with high levels of poverty. The representatives of St Michael's FC stated there is demand from children and their parents for under-age teams in Inchicore. They stated that children from families experiencing poverty do not have the resources to transport their children to participate in the activities associated with being a member of an under-age football team outside of the area. Hence, St Michael's FC intend to start with a soccer nursery before 2020 and once the nursery becomes consolidated, form a schoolboy team. St Michael's FC, once the proposed under-age structures are operating successfully, intend to explore a relationship with St Pat's. It would be the club's intention to be a feeder club of emerging under-age soccer talent to St. Pat's. This would benefit boys with the potential to play League of Ireland soccer, enhance the status of St Michael's FC and provide St Pat's with a source of the best players in the Inchicore area.

Inchicore Girls Soccer Club was established because one of the founding member's daughter wanted to continue playing soccer. The valuable role the club plays in maintaining female participation in soccer can be gleaned from a quote from one of the founding members.

' my daughter had been with a crowd called "Little Kickers" for three years. It was mixed gender but over the three years only my daughter and another girl stuck with it. At the outset there had been approximately 50/50 boys and girls. I took the view that a lot of girls shied away from playing football or felt intimidated because mostly the boys were better and more physical than them when they played. I thought that a girls' only club would help avoid that sense of intimidation and strip away the fear girls may have if they were made to play with boys'.

The club intends to establish under-age girls' teams from under 8 to under 18. The club's membership is from the Dublin 8 and 10 areas. A lot of girls come from St. Catherine's National School and Griffith Barrack Multi-denominational School. The club has found it challenging to gain members from other primary schools in the area.

There are two amateur boxing clubs in the Inchicore area, **CIE Boxing Club and St Michael's Boxing Club**. The former club did not participate in the research process. St Michael's Boxing club is affiliated to the Irish Amateur Boxing Association (IABA), its trainers are all qualified coaches, and its membership is mainly under twenty- five years of age. Through the provision of quality training, the club's ambition is develop elite male and female boxers who will represent Ireland at major competitions. It currently has one boxer, Tony Browne, who will be entering the IABA high performance unit in the next couple of months. The club also intends to increase the number of female members. The head coach stated that boxing clubs attract children from the poorest households. The club has attracted boys from the Traveller community and new communities.

Oblate Basketball club caters for 250 young people per week. The participants are divided by age. Every Saturday morning and early afternoon the hall is reserved for children between four and ten years of age. The club has a number of under-age teams. It has three adult teams and aims to have an additional adult team next year.

The hall is used for basketball by the Phillipino who have thirty teams, a group of Chinese taxi drivers, and people with physical and intellectual disabilities.

Established in 1977, the **Celtic Invitation Pigeon Club** has 40 members. According to the club representative, there are no other pigeon clubs between Islandbridge and Saggart.

Liffey Gaels has 200 people who participate in the club's activities from the age of 4 to seniors. The club has formed an academy for four-year p- olds.

Management and activities

Each of the soccer teams has a committee which is responsible for the organisation's governance. **St Michael's FC** would seem to have the most active committee. This could be attributed to it being a 'young' organisation. Each of the clubs has coaches assigned to each of their teams. Each team is affiliated to an umbrella organisation such as the Leinster Senior League which is responsible for organising fixtures, ensuring that pitches are of a certain standard and disciplinary procedures.

St Michael's Boxing Club has a committee, which is elected at an AGM, and it is affiliated to the Irish Amateur Boxing Association of Ireland. The coaches give a significant number of hours per week to coaching individual boxers. For instance, the head coach does three training sessions per day with one of its elite boxer.

The Oblate Basketball Club, a separate entity to the hall, is governed by an executive committee which is elected at the AGM.

The **Celtic Invitation Pigeon Club** is governed by a committee and is affiliated to the Irish Homing Union. **Liffey Gaels** is governed by a committee.

TABLE 7.3 GOVERNANCE OF SPORTING ORGANISATION

Name of club	Governance structure	Number of teams	Number of members	Number of volunteers
CIE Ranch FC	Committee responsible for club	2	40	6 including two managers
Inchicore Girls Soccer Club	Parents govern the club	5	80	12
Inchicore Athletic FC	Committee responsible for the club	2	48	10: 6 committee members and four coaches
St Michael's FC	Committee responsible for club	2	28	8: five committee members and three coaches
St Michael's Boxing Club	Committee is responsible for club	Individual sport. Number of boxers fighting competitively at various levels	25 affiliated boxers (8-32 years)	8: three coaches and five committee members
Oblate Basketball Club	Executive committee	11 teams including 3 adult teams 250 children (4-10 yrs) use the hall on a Saturday Special Basketball for individuals with physical disability, Filipino community, Chinese taxi drivers, Aspergers Syndrome, Oblate adult teams	Over 250 members	25 Volunteer coaches
Celtic Invitation Pigeon Club	Committee	Not applicable	40	Members volunteer in varying ways
St Patrick's Athletic FC		Senior team		
Liffey Gaels GAA Club	Committee	Teams from eleven-year-olds to seniors	200	35 to 40

Venues for sporting events

TABLE 7.4 VENUES FOR SPORTING EVENTS

Name of club	Venue for sporting events	Challenges	Venue requirements
CIE Ranch FC	Football pitch at rear of Inchicore Sports and Social Club, referred to locally as the 'pond pitch'. The pitch is 150 years old and has not been improved in living memory	The pitch drainage is sub-standard and cannot be trained on all year around	The pitch needs to be re-sodded. Access to a local affordable all- weather full size pitch
Inchicore Girls Soccer Club	Matches are played on a pitch in Bluebell and training is held in Larkview Boys all-weather pitch	Affordable all-weather pitch to train on	Need storage aea
Inchicore Athletic FC	Saturday team play in Bernard Curtis Park. The Sunday team, because they compete in the Leinster Senior League have to play in Pearse Park pitch which is owned by Crumlin United	The cost of hiring the astro-turf in Pearse Park. Gain access to an affordable all-weather pitch that is approved by Leinster Senior League	Full size astro-turf in Bernard Curtis Park. If the above is not possible, access to a full-size pitch in Inchicore
St Michael's FC	The club plays and trains on pitches outside of the Inchicore area	Raising the finance to rent astro-turf pitches to train. Have to travel outside the area to train.	A full sized astro turf in the Inchicore area charged affordable fees for hire
St Michael's Boxing Club	Rent a gym in the Goldenbridge Industrial Estate	The rent is high and the club could do with a unit that has a sauna and more showers for males and females	25 affiliated boxers aged between 8 and 32 years
Oblate Basketball Club	Basketball hall in the Oblate complex which was opened in 2001	Catering for the number of clubs/groups that want to use the centre	Wellness outdoor centre including outdoor sports equipment
Celtic Invitation Pigeon Club	Hall leased from DCC until 2077	Graffiti on exterior walls and vandalism	Preventing graffiti on the external walls
St. Patrick's Athletic FC	Home fixtures held in Richmond Park. The team trains at the AISAA, Sports Complex, beside the airport.	No place to train locally	A full size astro-turf locally
Liffey Gaels GAA Club	Play home matches on own pitch except from November to January	Have to travel to hire all-weather pitch	A full size astro turf similar to pitch in Fairview/Clontarf

Every soccer club commented that there is a lack of football pitches of a sufficient standard to play competitive home fixtures. For example, the Leinster Senior League ruled that the 'pond pitch' was not suitable to play its fixtures. This has resulted in **Inchicore Athletic FC** having to hire out an all-weather pitch belonging to Crumlin United. The 'pond pitch' which the club rents from CIE Athletic is over 150 years old and needs to be re-sodded and an effective drainage system needs to be put in place. Indeed, the 'pond pitch' located at the back of the Inchicore Sports and Social Club is the only full-sized soccer pitch in the audit catchment area. The absence of a full- size all-weather pitch results in the three clubs having to hire all-weather pitches from clubs in surrounding areas to play soccer. This is a drain on the resources of all of the soccer clubs. Two representatives said that their respective committee's priority is to raise funds to cover the costs of hiring all-weather pitches. They asserted that the time spent in raising funds stymies their clubs ability to initiate new teams. With the

exception of **Inchicore Athletic** whose first preference is for an astro-turf pitch to be constructed on Bernard Curtis Park, the priority of other clubs, including **Inchicore Girls ,Club**, would be for a full-sized all weather-pitch to be constructed in Inchicore. If an all-weather pitch is not constructed on the Bernard Curtis pitch, then **Inchicore Athletic** would be willing to train and play their matches on an astro-turf pitch in Inchicore.

St Pat’s would be interested in basing their training at an astro-turf pitch in Inchicore, if the cost was lower than the package the club receives from ALSAA. Interviewees were of the opinion that the best location for the all- weather pitch would be adjoining the Inchicore Sports Complex.

The **St Michael’s Boxing Club** is based in a unit in the Goldenbridge Industrial Estate. The club find it difficult to raise the rent for the gym. A purpose built boxing gym, as part of a sports complex, would be their ideal situation. The training area would need to be 40 metres by 30 metres. It would also have to include sufficient number of toilets and showers for males and females. A sauna would be important to assist boxers to make weights for bouts.

The **Oblate Basketball Hall** is booked every evening, many weekday mornings and fully booked all day at weekends. The club’s coaches train pupils of a number of schools in basketball skills, without charge. In addition to providing a base for a number of basketball teams to be located, the Oblate Basketball hall hosts competitions and is hired by groups to play basketball. The club require access to an additional hall to cater for current demand and the club’s plans to increase the number of adult teams and increase youth participation.

Liffey Gael’s pitch cannot be used in November, December and January. If used during winter months, the pitch would not be fit to play on for the rest of the year. There is a dearth of astro –turf pitches in the South Central area able to accommodate Gaelic Football games. The club has to go as far as Leixlip, and Blanchardstown to train at a combination of privately-owned astros and gyms.

Liffey Gaels would like to have access to a full size astro pitch. Ideally, it would be big enough to for Gaelic matches. The five-a-side football pitches in Ballyfermot are not big enough to hold training sessions on. The club would use an astro turf for senior training and for the training of children by their Games Promotion Officer. The children are recruited from the schools and so would require the astro turf in the afternoons.

Sustainability

All of the soccer clubs, with the exception of **St Patrick’s Athletic**, have no other option but to fundraise to pay for pitch rental. Similarly, the **St. Michael’s Boxing Club** host boxing exhibitions to raise income to cover the rent.

7.2 ALL WEATHER SPORTS SURFACES

The following playing surfaces are based in the Dublin 8, 10 and 12 areas.

TABLE 7.5 DETAILS OF ALL-WEATHER SURFACES

Nature of all-weather facility	Location	Condition of surface	Use and management
Pitch which can accommodate a 5 to 7-a-side soccer game	Turvey Avenue	The surface is in poor condition The facility needs a new surface	The pitch is not regularly used for sports. A youth club or a sports organisation is required to manage it.
Small Multi Use Games Area (MUGA)	Jim Mitchell Park	The surface is in good condition and is being managed by a community group in Ring Street	The surface has recently been refurbished
Two five a side pitches	Adjacent to Inchicore Sports Complex	The pitches are in poor condition	The pitches are seldom used. Representatives of sports clubs interviewed stated that the surfaces are too dangerous to play football on
Six small five a side pitches	Ballyfermot Sports and	In good condition	Regularly used and managed by DCC as part

	Fitness Centre, Blackditch Road, Dublin 10		of overall complex
1 small MUGA	St. Catherine's Sport Complex, Marrowbone Lane Dublin 8	In good condition	The pitch is too small
1 small MUGA	Clogher Road Sports Complex, St. Kevin's College, Dublin 12	In good condition	Managed by DCC as part of its overall sports complex
1 full- size all weather pitch,	Eamon Ceannt Park, Dublin 12	In good condition	Lourdes Celtic manage and use the pitch exclusively during evenings and weekends. Schools and colleges use the facility on weekday mornings or afternoons
1 full-size all-weather pitch	Pearse Park, Dublin 12	In good condition	Crumlin United has priority use of the facility.
1 full-size all-weather pitch	Brickfield Park	It is under construction and due to be opened in March. The pitch will have a perimeter area which will accommodate spectators. The pitch will be enclosed by a six-metre fence and a locked gate. The centre is connected to a community complex.	The pitch will be managed by a prominent soccer club in the area. DCC will maintain the pitch by contracting the company that installed it. ²⁰

Full-size all-weather pitches cost in the region of €600,000 to install. The minimum size is 100 metres by 60 metres. A GAA pitch would cost circa €1.25 million as GAA pitches have minimum dimensions of 130 metres by 80 metres. Such all weather pitches have a life-span of ten years. This necessitates charging clubs a rate per match which enables a sinking fund of €230,000 to be accumulated – the cost of replacing the surface. It is advisable to insert a shock pad into the pitch which enables high impact sports such as rugby to train on the facility.

Regarding the costs of operating an all-weather pitch, one soccer club, who own an all-weather pitch, charge a fee of €160 for a one-off match, €130 for a local club and €80 for under-18s. Costs include €1,200 per annum for a maintenance contract and up to €2,000 for a FIFA licence. The soccer club representative stated that it is imperative to allocate at least €23,000 per annum over a ten year period to be in a position to install a new surface. In his view, soccer clubs that hire all-weather pitches either are not aware of or choose not to consider these costs. Indeed, soccer clubs that hire all-weather pitches believe that they are being charged excessive rates. However, the club representative stated that his club do not generate surplus revenue by having an all-weather pitch. Instead, the rationale for having one is to give under-18s in the club's locality an opportunity to play soccer on a good surface all year around.

7.3 PRIVATE SPORTING FACILITIES

In addition, there are a small number of sports facilities in the area which are for-profit businesses owned by investors.

TABLE 7.6 PRIVATE SPORTING FACILITIES

Sporting facilities

- Gravity Wall
- Ultimate Fitness

²⁰ Bernard Brady, DCC, provided the information

Gravity Wall

Opened for business in 2011, this privately-owned business is based in the Goldenbridge Industrial Estate. The majority of the patrons are from Dublin 8, 6, 7 and 14 and approximately 20% of the membership is from Dublin 8. All age groups use the centre, with the 18-25 age cohort being the biggest.

The centre has a small café and changing rooms with showers. It is open seven days a week. The climbing wall area is 700 metres² which is large enough to accommodate national or international competitions. It is also suitable for national team training camps. The centre offers a series of walls of varying difficulty to climb. Beginners can receive coaching on how to climb safely.

The centre's representative said that it would be difficult to ascertain the socio-economic background of its users, but she believes that the majority are middle class. However, the centre is beginning to appeal to individuals from lower socio-economic backgrounds.

The centre offers patrons the option to pay an annual membership fee or to pay per session. The centre offers a concession rate for the unemployed, students, and under 18s.

Ultimate Fitness

Based in the Goldenbridge Industrial Estate, a private investor established the gym two years ago. The building has two floors. The free weight gym is based on the ground floor. The gym representative informed me that it runs individual and group fitness programmes appropriate to the individual ('s') age. It also offers mother and children classes.

The centre is quiet during morning and early afternoon. However, it gets busy after 4.00pm and at lunch time.

The first floor contains a mixed martial arts studio. Ultimate Fitness runs some martial arts classes directly and others are led by trainers who pay rent for running their classes in the premises

8. CONCLUSIONS AND RECOMMENDATIONS

8.1 CONCLUSIONS

The Inchicore area is characterised by the absence of a 'village core'. There is currently an opportunity to rectify this situation, which may not be presented again, by the construction of a community and sports facility on the site containing both the St. Michael's Community Centre and the HSE health centre. This proposed development would make a significant contribution to the development of the 'village core'.

The development of one large community/sports centre in a central location in Inchicore would serve as a hub for the Inchicore population to participate in a range of community and sporting activities²¹. In addition to the benefits of providing space to deliver a range of activities, it would play a pivotal role in enhancing the sense of community in Inchicore. Furthermore, this would assist in reducing the socio-economic and ethnic polarisation that currently exists in the area.

Over time, the proposed community facility would provide some community organisations with a facility to base their operations as old community facilities become operationally un-sustainable.

This would leave the remaining community facilities in Inchicore to serve as satellite facilities.

New community centre in Inchicore

The audit has highlighted the need for a community facility that will serve as the social hub for the Inchicore area. The ideal location would be beside the Inchicore Sports Complex. The facility would provide space for Inchicore residents and clubs to participate in community, recreational and sporting activities. Specifically, there is a need for an indoor area for residents to participate in physical and sporting activity. In addition, St. Michael's boxing club require a base.

The new community centre could be connected physically to the Inchicore Sports Complex, allowing the changing rooms in the latter building to be used by participants in the new community centre.

A room for St Michael's Boxing Club could be built onto the Inchicore Community Sports Complex. The boxing ring could be connected to a hoist, allowing it to be moved to provide greater room for training when no sparring was taking place.²²

Decanting community groups' activities from St Michael's Community Centre

If the St Michael's Community Centre was to be demolished to accommodate the new community facility, the Bulfin (BERA) Hall, Inchicore Sports and Social Club and the Inchicore Sports Complex would be the facilities best suited to accommodate the organisations that are currently using the centre (see section 4.4 for details of where organisations could be accommodated on a temporary basis).

Community engagement

A number of the case studies highlight the importance of community organisations and sporting organisations having a central role in the design, planning and management of community and sporting facilities. Accordingly, it would be beneficial if community and sporting organisations could be involved in the planning process for a new community facility.

Community facilities in the St Michael's Parish area

From an initial observation, it would appear that there is an excessive number of community buildings in the St Michael's Parish area. However, on closer examination, all of the existing facilities, and those which are in the process of being developed cater for different groups and possess different

²¹ This approach would be consistent with the policy of alignment of the delivery of community interventions in a designated areas.

²² Neilstown Boxing Club have their ring connected to a hoist.

missions. Some of the organisations which they accommodate work with marginalised groups that have particular requirements. For instance, St Michael's Youth Project work with marginalised young people who do not have access to a number of centres in the St Michael's Parish area. An overview of each of the facilities is provided below:

- The Bulfin (BERA) Hall is intended to serve as a community facility for residents of the Bulfin area. In the future it could be prioritised for local community groups requiring the use of a hall and for use by local theatre groups, as it is has a stage.
- The De Mazenod centre is used for St Michael's parish activities which tend to be almost exclusively used by Catholic parishioners.
- The Goldenbridge Cemetery lodge will be managed by Common Ground and will be a centre for community arts.
- The lodge at the entrance to Emmet Crescent will be used by St. Michael's Family Resource Centre to deliver a range of educational programmes and to provide office space for its staff.
- An old school, St Vincent Street West, is leased by St Michael's Youth Project.
- The Goldenbridge Integrated Services Centre accommodates the South Dublin City Local Employment Service, *Eala Óg* childcare project and offices for DCC and Common Ground.

Community facilities in Inchicore village and surrounding areas of Inchicore

There are a number of community facilities in the Inchicore area outside of St Michael's area, which are as follows:

- Kavanagh House, which is owned by Inchicore Bluebell Community Addiction Team. It provides a range of services for individuals with an addiction and for their families.
- The Oblate Centre which provides space for eight community and voluntary organisations to base their operations in. It contains training rooms where a range of educational and training programmes are delivered. The centre also has a basketball facility.
- *Conradh na Gaeilge*, which is the base for Irish classes and a crèche.
- The Krib Youth Diversion Project is located in premises on Emmet Road.
- Hesed House, which provides a counselling service.

The above facilities provide specific services and programmes to different social groups. Therefore, it would result in significant operational challenges for the organisations concerned if any of the facilities were closed and delivered in another facility. This would not be practical, as the larger facilities are operating at full capacity.

Inchicore Sports and Social Club has two bars and a function hall. Inchicore United Working Men's club has three bars, along with snooker and pool tables.

Goldenbridge Integrated Services Complex

If the complex became a social and local enterprise centre that offered space to social enterprises and sole traders, this would have the potential to reduce the high levels of unemployment that exist in certain areas of Inchicore. It would facilitate the establishment of a number of social enterprises such as a horticultural social enterprise. The Spade Enterprise Centre, North King Street, Dublin 1, is the nearest such centre to Inchicore.

Parent/carer and toddler group

Currently, there is greater demand than the two parent and toddler groups that are located locally can provide. The demand would be increased if there was additional housing developments in the area.

Mainstream pre-school childcare services

Based on the experience TSA has gained in reviewing childcare centres, it is concluded that the *Eala Óg* and St Michael's FRC childcare facilities will, over time, find it increasingly difficult to maintain financial sustainability based on the current numbers of children attending both services. Merging the *Eala Óg* service merged with the St Michael's FRC service in Thornton Heights this would enhance the financial sustainability of the combined service. However, this would still leave an unmet demand for childcare places delivered by community childcare services.²³ Furthermore, if there are additional residential developments then this will generate additional demand for childcare places which would necessitate a new childcare service.

Targeted pre-school childcare Services

The Goldenbridge Nursery service is best served by maintaining the service as it is currently configured. The staff employed in this service have experience in working with children who are referred from Tusla.

The Inchicore Bluebell Community Addiction Team provides a childcare service for a small number of children whose parents are problem drug users. The children often present with behavioural issues and require intensive assistance. Therefore, the project is best suited to remaining as a stand-alone service.

After school services

Our Lady of Lourdes National School does not have the capacity to provide an after school service for all of its children. As a result, it targets children who would require the service the most. The school would like to see an after school service being provided for its pupils who are over eight years of age, in the new community centre. This would enable the school to provide an after school service for pupils who are five to eight years of age.

The Inchicore Bluebell Community Addiction Team would be interested in merging their after school service if a purpose-built community facility was built in the St. Michael's Parish area.

This would necessitate that space be allocated to cater for 105 children, while at the same time planning for any future changes in space requirements under the childcare regulations. This would require five rooms to accommodate twenty pupils each. The merged after-school service would require access to sufficient space to deliver dance and drama. These rooms would be multi-functional and would accommodate a range of programmes and activities.

Gaps in childcare services

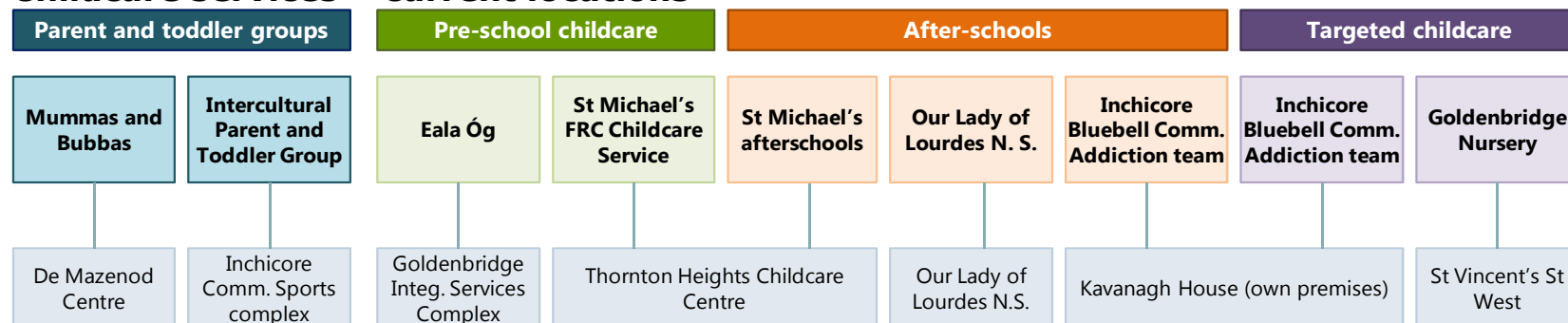
The following points were made regarding gaps in childcare-related services:

- There is a need for affordable childcare for families with babies below 1 year of age.²⁴
- There is a shortage of childcare provision for young mothers committed to returning to education.
- There is an urgent need for family support services to be re-integrated into the national school setting and childcare services. A number of interviewees stated the absence of such services is having a detrimental impact on the educational development of over one hundred children who are attending either national school or childcare services in the St Michael's Parish area.

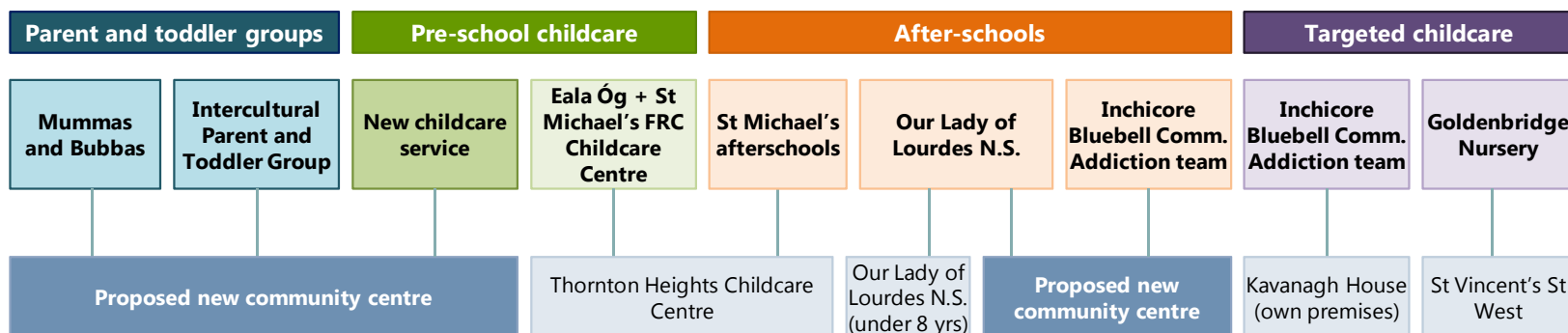
²³ This assertion is predicated on: the current waiting lists for both services; the level of low income households living in vicinity of both services and the potential demand that will arise from the proposed residential developments in the St Michael's Parish area.

²⁴ See footnote 9

Childcare services – current locations



Childcare services – proposed locations



The top flow chart illustrates the current configuration of community childcare services. The lower flow chart illustrates the proposed configuration of childcare services if the proposed changes are implemented. The two parent and toddler groups would be located in a room dedicated for the provision of childcare services. Regarding pre-school childcare, *Eala Óg* would merge with the St Michael's FRC childcare service in the Thornton Heights Childcare centre. Children over eight years of age and the children availing of the Inchicore Bluebell Addiction Team would attend the after school service in the proposed new community centre. The children under the age of eight attend after school in the Our Lady of Lourdes National School.

Sports facilities

Representatives of nine sports organisations were interviewed. For the soccer clubs in the Inchicore area and for the Liffey Gaels GAA club, the absence of a full size astro-turf football pitch was one of the most significant challenges they encountered. This required them to rent pitches off other clubs in surrounding areas. In addition, a representative of the Inchicore Centre for Further Education and St Michael's Youth Project commented that a full sized astro – turf pitch would benefit their respective organisations.

TABLE 8.1 PITCH USAGE REQUIREMENTS OF LOCAL CLUBS AND ORGANISATIONS

Club/organisation	Weekday evening	Weekday morning/afternoon	Weekend
CIE Ranch FC	Two evenings a week		One match
Inchicore Girls Soccer Club	Two evenings a week		Three matches
Inchicore Athletic FC	Two evenings a week		One match
St. Michael's FC	Two evenings a week currently, but intend to develop a number of under-age teams. This will place extra demand for a facility from 5.00pm to 8.00p.m		One match, but plan to have youth teams playing in three years time
St. Patrick's Athletic	May establish under-age teams, which would necessitate, early evening training	Morning training sessions during pre- season and during season proper	
Liffey Gaels	Three evenings a week particularly during winter months	If pitch was available would commence a Gaelic academy in conjunction with local schools	Saturdays and Sundays in winter
City of Dublin Education and Training Board		There are approximately 200 sports and fitness students attending the Inchicore College of Further Education who would use a full- size pitch. There are male and females soccer and GAA teams that represent the Inchicore College of Further Education and Training that have to play their home pitches outside the area. The Mercy Secondary would also use the facility.	
St. Michael's Youth Project	The project would use the facility on weekday evenings	The project would use the facility in the afternoons	

The table above illustrates the high level of demand for a full-size all-weather pitch in the Inchicore/bluebell area. Bernard Curtis Park and the land beside the Inchicore Sports Complex provide the options for the location of a full-sized astro-turf pitch.

Guidelines from England indicate that 1.2 hectares per 1,000 of population should be allocated for playing pitches and these pitches should be located within 1,200 metres of dwellings²⁵. The Inchicore Sports Complex is located in the Kilmainham C ED which has a population of 4,358²⁶. This would indicate that there would be sufficient demand for two full-sized all weather pitches in the Inchicore area.²⁷ Indeed, if the population of Inchicore A ED (which covers Bluebell) is included then this would increase the population to 6,554 . There are only two pitches available for teams in the

²⁵ Fields in Trust. (2015) *Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard*.

²⁶ www.CSO.ie

²⁷ A map in appendix 1 illustrates the distance of .5km from St. Michael's Estate green area

Inchicore/Bluebell area to play their home matches. The combined space of Bernard Curtis Park and the CIE pitch is be circa 2 hectares²⁸. As mentioned earlier in this report, the CIE pitch is prone to flooding.

If there was only sufficient funding to construct one full-size all-weather pitch, then the respective advantages and disadvantages of the Inchicore and Bluebell venues would be need to be examined to inform its location.

The advantage of the Bernard Curtis Park is that DCC has already secured €150,000 towards the construction of an astro-turf pitch which would cost in the region of €600,000 to construct. Another advantage is that it is located beside the Bluebell Community Centre. The disadvantage is that access to the proposed pitch is not through a building and could present security challenges.

With regard to the area beside the Inchicore Sports Complex there is already an all-weather five-a-side surface with floodlights. The entrance through the Inchicore Sports Complex would strengthen the security of the pitch. The pitch would be in close proximity to Richmond Park, St. Patrick's Athletic's ground, to Liffey Gaels, and to the schools (which would facilitate the development of an under-age academy being planned by Liffey Gaels). The Inchicore location would also be attractive to soccer clubs in the South West Inner City where there are no all-weather pitches. Furthermore, the Inchicore College of Further Education would use the pitch on weekdays. This would provide the two hundred sports and fitness students with a venue to hone their core coaching skills. It would enable male and female teams representing the Inchicore College of Further Education and Mercy College to play their home fixtures at the proposed facility. If DCC was managing the proposed full size astro-turf then this would be a more equitable approach for all clubs, as opposed to the possible system in Bluebell where two clubs could determine which other clubs have use of the pitch. The challenge to locating a full-size astro-turf pitch on this site is the demand for space to build housing.

Its proximity to Richmond Park and the housing estates in the St Michael's Parish area, and the connection to the Inchicore sports complex suggest the site beside the Inchicore Sports Complex to be a superior location to the Bluebell site. Indeed, a number of interviewees emphasised that such a facility would make a significant contribution to enhancing the quality of life of residents of all ages in Inchicore. A couple of interviewees cited the positive impact that the full-size astro-turf pitch had had on the Ringsend community.

Outdoor gyms

Outdoor gyms are important assets for encouraging people who would not use a conventional gym, to commence undertaking physical exercise. There could be one based in the St Michael's Parish area and another in the Oblate grounds.

Youth Café

St Michael's Youth Project has identified the need for a youth café in the Inchicore area. It would establish such a facility, if it secured sufficient funding.

Additional facilities

The 91st Scout and St Joseph's Youth Project require new facilities.

Parks

Dublin City Parks Strategy details a number of social and environmental benefits of parks. Indeed, guidelines from England indicate that 0.6 hectares per 1,000 of population should be allocated for amenity green space and located within 480 metres of dwellings.²⁹ Also, the same source advocates 0.8 hectares per 1,000 of dwellings for parks and gardens within seven and ten metres of dwellings.³⁰ The quality of life of residents would be enhanced by the following;

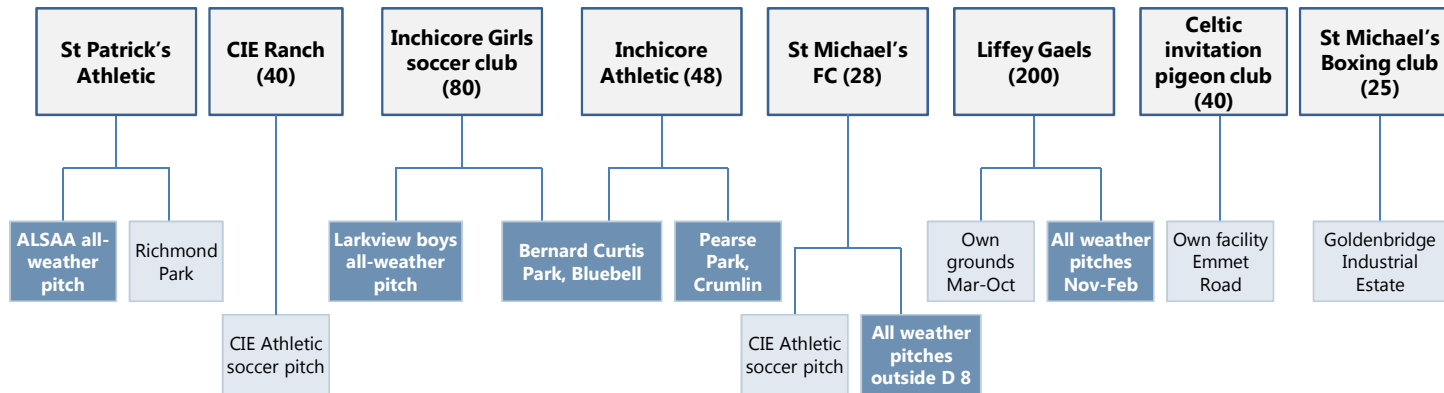
- Pedestrian greenway along the Camac River from Inchicore Village to Kilmainham Gaol
- Landscape improvements to Devoy Road open space and Woodfield Avenue
- Landscape Masterplan for St Vincent Street West (former site of St. Michael's Estate)

²⁸ A FIFA internationally-sanctioned soccer pitch is 100 to 110 meters in length by 64 to 75 meters in width, comprising between 0.62 and 0.82 hectares depending on the field

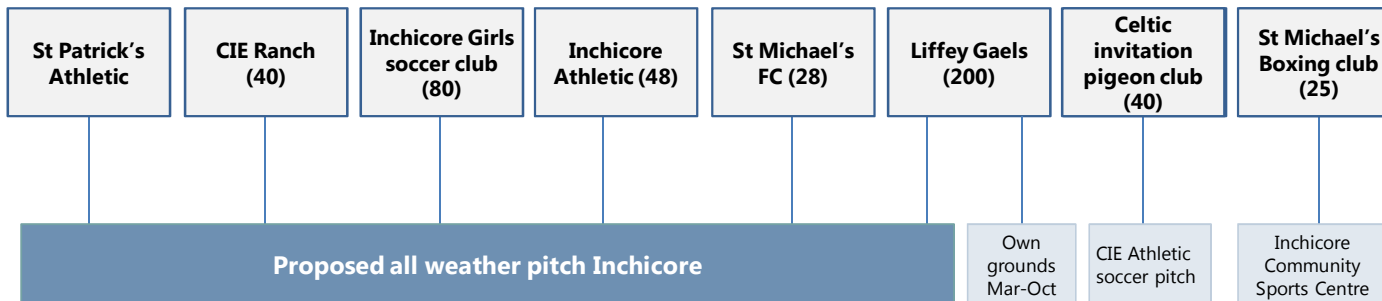
²⁹ A map in appendix 1 illustrates the distance of .5km from St. Michael's Estate green area

³⁰ Fields in Trust. (2015) *Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard*.

Sporting clubs – current locations³¹



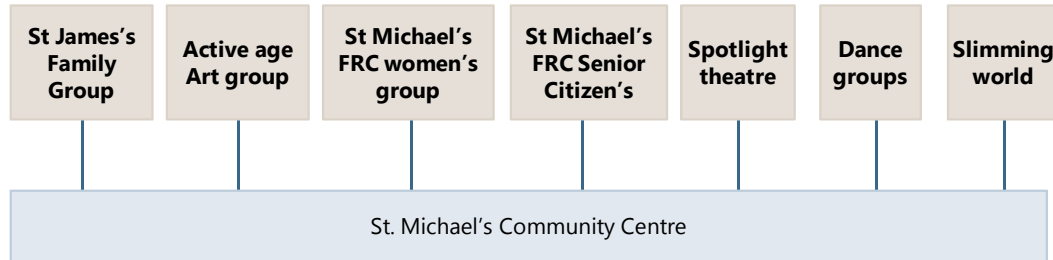
Sporting clubs – proposed locations



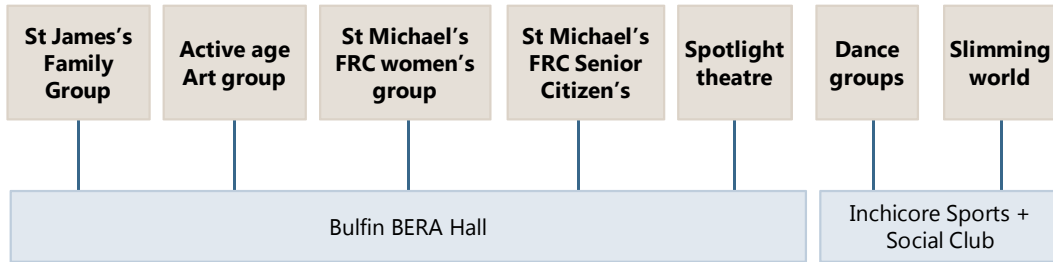
The top flow chart highlights the number of sporting organisations that have to travel out of the Inchicore area to train and play their home competitive Fixtures (grounds and facilities used outside the Inchicore area are highlighted in deeper blue). The bottom flowchart shows the number of clubs that would avail of a full-sized football pitch if it was based in the Inchicore area. St Michael's Boxing club would be based in purpose-built room constructed onto the Inchicore Community Sports Complex.

³¹ Numbers in brackets indicate the number of members in each club.

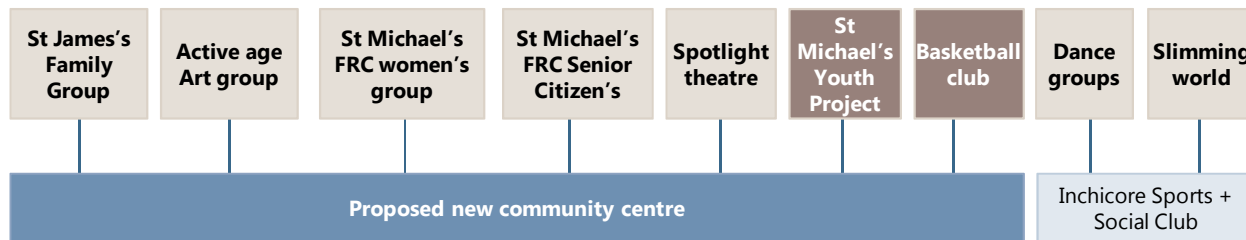
Community/ other organisations – current locations



Community/ other organisations – temporary locations during proposed development



Community/ other organisations – proposed locations



The top flow chart illustrates the community and voluntary organisations that currently use St Michael's Community Centre. The middle flow chart shows where those community and voluntary would be temporarily located while the St Michael's Community Centre was being replaced by a new building. The bottom flow chart illustrates the community and voluntary organisations that would be based in the new community centre and those that would be accommodated in the Inchicore Sports and Social Club.

8.2 RECOMMENDATIONS

New community centre in Inchicore

A new community centre should be constructed on the site of St Michael's Community Centre. The centre should include the following:

- A full-sized basketball hall which would enable community groups to participate in physical activities (as the hall in the Inchicore Sports Complex is block-booked during the academic year)
- Multi-purpose room to cater for community groups requiring space to do activities such as yoga, dance and aerobic exercises
- A large meeting room
- A community café which should be operated, on a licence basis, by a social enterprise with expertise in the area
- A roof-top garden which would enhance biodiversity in the area and should serve as an environmental resource for all age groups living locally.

Inchicore Sports Complex

A room for St Michael's Boxing Club should be built onto the Inchicore Sports Complex. The room should include a boxing ring which can be moved out of the way by a hoist when it is not in use.

The new community centre should be physically connected to the Inchicore Sports Complex which would enable the changing rooms in the latter building to be used by participants in the new community centre

Decanting community groups' activities from St Michael's Community Centre

The Inchicore Sports and Social Club and the Inchicore Sports Complex should be the facilities utilised to accommodate the organisations that are currently using St Michael's Community Centre when the centre is demolished (see section 4.4 for details of where organisations could be accommodated on a temporary basis).

DCC should consider providing financial support to the Bulfin (BERA) Hall to cover the cost of refurbishing the stage area, retrofitting the centre and upgrading the toilets to make them accessible to people with disabilities.

DCC should only invest in the refurbishment of the Bulfin (BERA) Hall if the existing committee agree to broaden its membership and to hold Annual General Meetings which are open to the Bulfin Community.

Goldenbridge Integrated Services Complex

The complex should be developed into a social and local enterprise centre offering incubation space to social enterprises and sole traders.

Dublin South City Local Employment Services should then move to another facility, preferably facing a main thoroughfare.

Parent/carer and toddler groups

Mummas and Bubbas and the Intercultural Centre should be allocated a room, which would be larger than the ones in which they currently base their respective services, in the proposed new community centre.

Mainstream pre-school childcare services

There should be two mainstream pre-school childcare services. One of the services should be formed from the *Eala Óg* childcare service merging their childcare service with the St Michael's FRC childcare project in Thornton Heights.

The other childcare service should be a new service incorporated into the new community centre - along with an outdoor play area. This service should cater for families from the Inchicore area including the proposed housing development in the green area on Vincent Street West.

Targeted pre- school childcare services

Both the Goldenbridge Nursery service and the Inchicore Bluebell Community Addiction Team's childcare service should continue operating as they are currently configured.

After school services

Space should be allocated to cater for 90 children, from Our Lady of Lourdes National School and the Inchicore Bluebell Community Addiction Team, in the new community centre³². This service should have access to sufficient number of multi- purpose rooms during week day afternoons. The merged after school services should be afforded access to appropriate space to enable the children to participate in dance and art.³³

Gaps in childcare services

There should be a concerted approach to meet gaps in related childcare services:

- the lack of affordable childcare for families with babies below 1 year of age (this is due to the requirement for high staff to child ratios- 1 staff to three children)³⁴;
- the shortage of childcare provision for young mothers committed to returning to education;
- the urgent need for family support services/wrap-around services³⁵ to be re-integrated into the national school setting and childcare service provision.

Sports facilities

This report highlights that there is an urgent need in the Inchicore area for a minimum of one full-sized all-weather astro-turf pitch. This should be constructed in the Vincent Street West area adjoining the Inchicore Sports Complex, as a number of sporting organisations have indicated that they would use this proposed facility. Its minimum size should be 130 metres by 80 metres i.e. the dimensions of a GAA pitch.

Outdoor gyms

Two outdoor gyms should be installed in Inchicore. One should be located beside the Inchicore Sports Complex and the other should be located in the Oblate grounds.

Youth Café

St Michael's Youth Project should be supported in its quest to secure funding to open a Youth Café.

Additional staff

St Michael's Youth Project should be supported to gain an additional five workers.

The Oblate Centre should be supported to employ an administrator.

³² Eighty children aged eight and over from Our Lourdes National School and ten children from the Inchicore Bluebell Community Addiction Team would use the service. The zumba, Irish dancing and art would be held in Our Lady of Lourdes National School.

³³ See case study of the Sunnyside After School Club, Limerick, which caters for 71 children- section 2.7.

³⁴ From work completed for the Dublin City Childcare Committee, we have noted that a number of community childcare projects are no longer providing childcare service for babies because of the staff-to-child ratio requirements.

³⁵ Wraparound is a term used to describe a process by which service providers agree to collaborate to improve the lives of children, families and adults by creating, enhancing, and accessing a coordinated system of support through a strengths-based, client-driven model. An emphasis is placed on identifying and enhancing the client's natural and informal supports, or to assist them in finding new informal supports. The client may be defined as an individual or as an entire family. Wraparound is specifically designed to address crisis concerns and keep an individual adult or child in their home and community.

Additional facilities

The 91st Scout Group and St Joseph's Youth Project should be assisted to acquire new facilities.

Parks

DCC should consider undertaking the following:

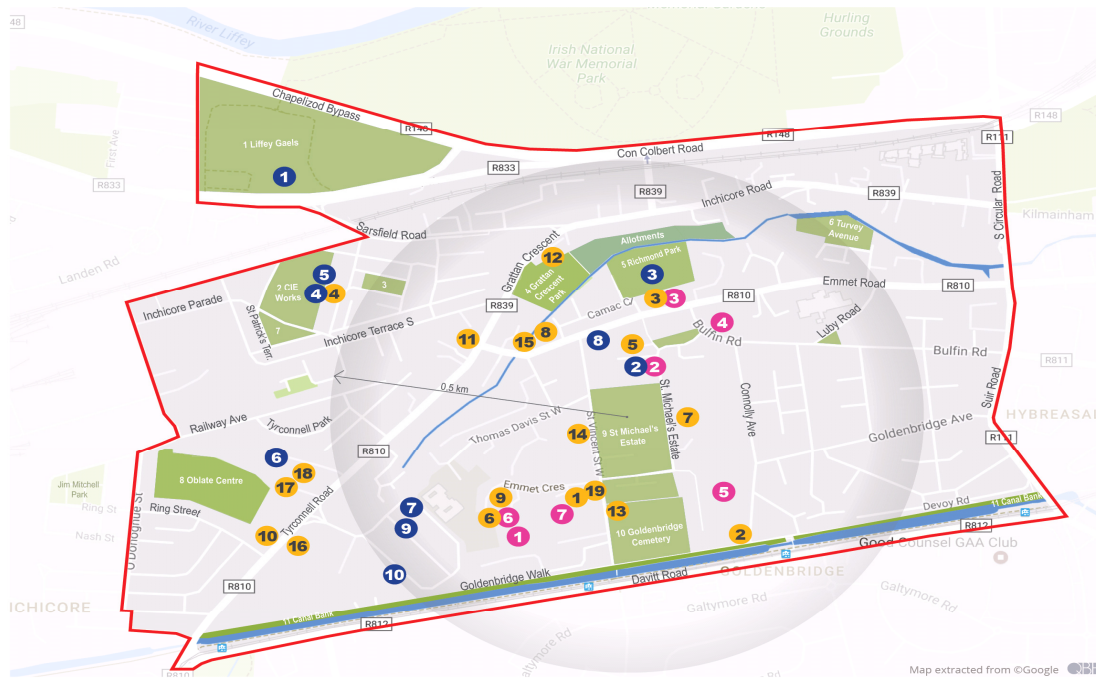
- the development of a pedestrian greenway along the Camac River from Inchicore Village to Kilmainham Gaol
- making landscape improvements to the Devoy Road open space and to Woodfield Avenue
- drafting a landscape master-plan for St Vincent Street West (former site of St Michael's Estate).

Community engagement

Community and sporting organisations should be involved in the planning process for a new community facility.

9. APPENDICES

A. MAP OF AREA



Map of Community Facilities & Services Inchicore
Audit Area 2017

COMMUNITY FACILITIES	
1	St Michael's Youth Project, St Vincent Street West
2	Bulfin Estate Residents Association (Bera) Hall, Connolly Avenue
3	Inchicore Bluebell Community Addiction Team, Kavanagh House
4	Inchicore Sports and Social Club, Library Square
5	St Michael's Parish Community Centre
6	Golden Bridge Integrated Complex, St Vincent Street West
7	Richmond Barracks, St Michael's Estate
8	Inchicore United Workman's Club, 187 Emmet Road
9	Inchicore College Drama Space, St Vincent Street West
10	Hesed House, 74 Tyrconnell Road
11	Irish Social Finance Centre, 10 Grattan Crescent
12	Conradh na Gaeilge, Grattan Crescent
13	Common Ground Arts Agency
14	Tyrone Place, Community flats base for St Michael's FRC
15	Krib Youth Diversion Project
16	Canal Communities Regional Addiction Services, Oblate View

17	Mary Immaculate Retreat Centre, Oblate Complex
18	Oblate Community Centre
19	St Michael's FRC Community Centre, St Michael's Estate (Vacant lodge)

SPORTS FACILITIES	
1	Liffey Gaels G.A.A Club, Sarsfield Road
2	Inchicore Community Sports Complex, St. Michael's Estate
3	St Patricks Athletic Football Club, 125 Emmet Road
4	Inchicore Sports and Social Club, Library Square
5	CIE Athletic Soccer Pitch, Inchicore Sports and Social Club, Library Square
6	Oblate Basketball Centre, Tyrconnell Road
7	St Michael's Boxing Club, Goldenbridge Industrial Estate
8	Celtic Invitation Pigeon Club, Emmet Road
9	Ultimate Fitness, Goldenbridge Industrial Estate
10	Gravity Wall, Goldenbridge Industrial Estate

CHILDCARE FACILITIES	
1	Goldenbridge Nursery, St Vincent St W
2	Inchicore Intercultural Parent and Toddler Group, Inchicore Community Sports Centre
3	Inchicore Bluebell Community Addiction Team Childcare Project, 135 Emmet Rd
4	Mummies and Bubbas, De Mazerod
5	St Michael's FRC Childcare Project, St Michael's Estate
6	Eala Óg, Golden Bridge Integrated Services
7	Our Lady of Lourdes NS, After School Service

GREEN AREAS	
1	Liffey Gaels
2	CIE Works
3	Inchicore Square
4	Grattan Crescent Park + Allotments
5	Richmond Park
6	Turvey Avenue
7	St Patrick's Terrace
8	Oblate Centre
9	St Michael's Estate
10	Goldenbridge Cemetery
11	Canal Bank

B. LIST OF INTERVIEWS

Interviews were held with representatives of the following organisations:

1. St Michaels Youth Project
2. Irish Social Finance Centre
3. Inchicore Sports Centre
4. Oblate Centre
5. Mary Immaculate Parish House of Retreat
6. Goldenbridge Integrated Service Complex
7. St Joseph's Youth Club
8. *Conradh na Gaeilge* Hall
9. Bulfin Estate Residents Association (BERA) Hall
10. Inchicore Bluebell Community Addiction Team
11. Hesed House
12. Inchicore Sports and Social Club
13. Inchicore United Work Mens Club
14. De Mazenod Centre
15. St. Michael's Parish Community Centre
16. St. Michael's Family Resource Centre
17. Common Ground
18. DCC – Goldenbridge Integrated Services Complex
19. Irish Social Finance Centre
20. Inchicore Sports Complex
21. Canal Communities Regional Addiction Services
22. Common Ground
23. Richmond Barracks
24. 91st Scouts
25. Krib Youth Diversion Project
26. Gravity Wall
27. Ultimate Fitness, Inchicore
28. Inchicore Girls Soccer Club
29. CIE Ranch
30. Inchicore Athletic
31. St. Patrick's Athletic
32. St. Michael's Soccer Club
33. Celtic Invitation Pigeon Club
34. St. Michael's Boxing Club
35. Oblate Basketball Club
36. Liffey Gaels
37. *Eala Óg*
38. St Michael's FRC Childcare project
39. Goldenbridge Nursery
40. Our Lady of Lourdes, National School
41. Mummas and Bubbas Parent/Carer and Toddler Group
42. Inchicore Intercultural Parent/Carer and Toddler Group
43. Stella Maris Soccer Club

Groups who declined to be interviewed:

1. CIE Boxing Club
2. Inchicore Chess Club

Individuals consulted

1. Will Morris, DCC
2. Allan Morrin, DCC
3. Bruce McDevitt, DCC
4. Veronica, Beausang, DCC
5. Derek Mooney, Stella Maris
6. Kieran Mooney, DCC
7. Sean Redmond, DCC
8. Donnacha Clancy, Inchicore College of Further Education
9. Aileen Kelleher, ABC Start Right Programme, Paul Partnership
10. David Sherman, Fields in Trust, England

C. TENURE OF COMMUNITY FACILITIES

FACILITY	TENURE
Tyrone place (Community flat)	Dublin City Council own two flats and St. Michael's FRC base their operations there
St. Michael's Youth Project	Long-term lease from Sisters of Mercy
Golden Bridge Integrated Services Complex	Dublin City Council own complex
Cemetery Lodge	Glasnevin Trust – building vacant
Lodge - entrance to Emmet Crescent	Dublin City Council- building vacant
Inchicore College Drama Space (beside Goldenbridge Integrated Services Complex)	City of Dublin Education and Training Board own this building
St. Michael's Parish Centre	Dublin City Council own the building
Inchicore Community Sports Complex	City of Dublin Education and Training Board own the building
Bulfin (Bera) Hall	Bulfin Estate Residents Association own the building
Celtic Invitation Pigeon Club	Dublin City Council own the building. The club have a lease to 2077
Richmond Barracks	Dublin City Council own the building
De Mazenad	St. Michael's Parish own the building
Krib Youth Diversion Project	Leased from a private landlord
Inchicore United Workman's club	Owned by Inchicore Working Man's Club Ltd
St Patricks Athletic	The parent company that owns St. Patrick's Athletic is Mancar Ltd
Inchicore Sports and Social Club	CIE own the building
Oblate Centre	Oblate Fathers own the facility
Kavanagh House	Inchicore Bluebell Community Addiction Team own the building
Hesed House	Sisters of Mercy own the building.
Irish Social Finance Centre	Clann Credo own the building
Conradh na Gaeilge	Dublin City Council own the building
Canal Communities Regional Addiction Services	Offices leased from a private landlord
St Michael's Boxing Club	Facility leased from a private landlord
Golden bridge Nursery	Leased from HSE
St Michael's FRC childcare project	DCC own the facility
Mary Immaculate Retreat Centre	Oblate Fathers own the facility

D. TRIGGER QUESTIONS CHILDCARE PROJECTS

1. Could you give me an overview of the profile/ need of parents using your service?
2. What services do you provide? E.g., sessional, full day care, and after school?
3. How many rooms do you deliver childcare from? How many children do you cater for in each room? Their ages? And number of staff in each room?
4. What is the capacity of each room as outlined in the Department's recent regulations?
5. Are the new childcare regulations having any impact on your organisation?
6. Do you have a waiting list for service, and what is the profile of the waiting list (age profile)?
7. Are there any options for reconfiguring the rooms (numbers of children in each age group) to make them more cost effective (e.g., staffing levels required)?
8. Can you give us an overview of the pricing per place, and how this is funded (e.g. parents contribution and subvention contribution)? What programmes do you avail of?
9. What is the project's charging and arrears policy and how these are implemented (e.g. how much is in arrears?)
10. Who owns the building? What level of rent or mortgage repayment do you pay on a monthly basis?
11. Would you be interested in undertaking a joint planning process with other childcare facilities in your geographic area in order to ensure that certain age groups are provided for (and to avoid duplication)?
12. Would you be interested in basing some or all of your services, with other childcare services in the St. Michael's Parish area, in one purpose-built facility? If yes, which of your services would you be interested in locating in this facility?

E. TRIGGER QUESTIONS SPORTING ORGANISATIONS

1. Why was your organisation/club formed?
2. How is it your organisation managed?
3. How many individuals participate in the organisation/club's activities?
4. Does your organisation enter into competitions? If so, how many teams does it have competing? Could you give some details on them?
5. What is the catchment area of the people who participate in your organisation/club?
6. How many individuals volunteer with your organisation?
7. How does your organisation fund the running of your sporting activities?
8. Where do you hold your sporting events? How suitable are the current facilities? How could they be improved?
9. What challenges do you face in continuing to offer activities?
10. What are the strengths of your organisation?
11. What supports do you need to meet these challenges?

F. COPY OF QUESTIONNAIRE CIRCULATED TO COMMUNITY FACILITIES

Invitation to participate in research on community infrastructure needs in Inchicore/Kilmainham

Inchicore/Kilmainham is changing dramatically in its population and physical appearance. In response, an audit of community infrastructure needs, that is, space for community activities and local service requirements, is currently being carried out.

This process has been initiated by the Kilmainham Area Office of Dublin City Council and a Steering Group with representatives of local development agencies and community groups has been set up to carry out the work, with the local community and the researchers. The research has been funded by Dublin City Council and will be co-ordinated by TSA Consultancy, a professional social and economic development and research company.

The research will have various elements:

- An analysis of the population changes
- Two public consultation evenings
- A survey of existing buildings

We are enclosing a questionnaire for managers and tenants of existing buildings. We would ask all of those owning, managing and renting space for community activity and services locally to complete and return the questionnaire to TSA. The findings of the research will be presented in a report which we hope will help identify what is needed and where the challenges and opportunities are.

We would ask you to return the questionnaire by email or by post before
to:

Gerard Doyle, TSA Consultancy, 35, Exchequer Street, Dublin 2
T: 01-6718833 Ext. 20 **M:** 086-151 0459 **E :** gerdoyle@tsa.ie

SECTION 1. GENERAL INFORMATION

Name of service/facility		
Address		
Telephone		
Fax		
Email/website		
Contact person		
Please describe the main services and activities carried out, and please enclose an information leaflet if available :		
Leaflet enclosed	YES	NO

SECTION 2. STRUCTURE, OWNERSHIP AND MANAGEMENT

2.1 What is the legal structure of your organisation?

Please select from the following categories:

Company limited by guarantee, without share capital	
Company limited by guarantee, with share capital	
Company limited by share capital	
No legal structure	
Trust (Deed)	
Association	
Partnership	
Other (please specify)	

Does your organisation have charitable status with Revenue Commissioners	Yes	No
--	-----	----

2.2 Membership

If you have a membership structure, who is eligible for membership? E.g. local residents, special interest groups, etc.	
---	--

2.3 Ownership/Leasing arrangements
Please tick/complete as many as apply to you

Do you own the building?	Yes	No
If no, who is the owner of the building?		
Do you lease the building?	Yes	No
If yes, who do you lease the building from?		
If yes, please state expiry date of lease		
Do you have a licence from DCC?	Yes	No
If yes, please state expiry date of licence		
Other arrangements Please give details		

SECTION 3 - STAFFING AND HUMAN RESOURCE MANAGEMENT

3.1 Number of workers

	No. of Full-time staff	No. of Part-time staff
No. of paid staff employed		
CE		
JI		
DCC Staff		
No. of voluntary staff		

3.2 Roles of workers

Please list the roles of the staff, e.g. manager, administration, caretaker, youth, etc.

SECTION 4. BUILDINGS AND PARKS: DESCRIPTION OF BUILDING/FACILITY

4.1 General purpose buildings

Age of building	
Purpose for which built	
Total area (sq. m.)	

Description of building

	Number of rooms/hall	Size of each room
Meeting rooms		
Sports		
Multi-purpose		
Other (please give details below)		

Section 4.2 Outdoor spaces: Parks and grounds Please describe

Area of outdoor space	
Play equipment/playground area	
Sports facilities	
Public art features	
Other (please give details)	

SECTION 5. CONDITION OF THE SERVICE/FACILITY/EQUIPMENT

Buildings and Parks Please give details of any largescale maintenance or renovation work currently required to the building or park	
Buildings and Parks Please give details of equipment in need of major renovation or replacement	
Buildings What type of heating/ventilation system is in use?	

SECTION 6. USAGE OF THE SERVICE/FACILITY

6.1 Please give a list of all groups currently using your service/facility

Name of group	Activity/Service

6.2 How often is the service/facility used?

Name of group	Weekend Use Only	Number of times per week		Number of times per month	Number of times per year
		Day	Evening		

6.3 How often is the service/facility NOT used?

**Please select EITHER Summer Time and Winter Time
OR All Year Round. as appropriate**

SUMMERTIME

Type of room or facility e.g. meeting room, sports hall, pitch, etc.	NOT IN USE at weekends	Number of times NOT IN USE per week		Number of times NOT IN USE per month	Number of times NOT IN USE per year
		Day	Evening		

WINTER TIME

Type of room or facility e.g. meeting room, sports hall, pitch, etc.	NOT IN USE at weekends	Number of times NOT IN USE per week		Number of times NOT IN USE per month	Number of times NOT IN USE per year
		Day	Evening		

ALL YEAR ROUND

Type of room or facility e.g. meeting room, sports hall, pitch, etc.	NOT IN USE at weekends	Number of times NOT IN USE per week		Number of times NOT IN USE per month	Number of times NOT IN USE per year
		Day	Evening		

6.4 Social Inclusion of disadvantaged groups:

Please indicate which, if any, of the following groups use your service/facility?

The following is a list of the target groups of the Local Development and Social Inclusion Programme and this question may not apply to all facilities or buildings

Please tick as many as apply to you

	(Please tick)
Disadvantaged communities	
Disadvantaged women	
Disadvantaged men	
Disadvantaged young people	
Long-term unemployed people	
Individuals with low incomes	
Families with low incomes	
Refugees, asylum seekers and migrants	
Ex-offenders	
Homeless people	
Drug mis-users	
Travellers	
Young people at risk	
Disabled people	
Lone parents	
Older people	
Migrant workers	

6.5 How do you advertise/publicise your service/facility? Please tick

Please tick as many as apply to you

Publicity material e.g leaflets, posters, local newspapers	
Word of mouth	
Contact with clients/user groups/agencies	
Website	
Other – please give details	

SECTION 7. ACCESS ³⁶ (see footnote)

Please tick the box that best describes the level of accessibility for disabled people of your service/facility.

7.1 Management Systems

Do you have an access and equality policy?	Yes	No
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7.2 Transport – Getting to the building, location, set down areas

Please tick one box

1	2	3	4	5
No disability access	Poor disability access	Disability access	Good disability access	Very good disability access

7.3 External Environment - car parking, routes, ramps, steps and doors

Please tick one box

1	2	3	4	5
No disability access	Poor disability access	Disability access	Good disability access	Very good disability access

7.4 Vertical & Horizontal Circulation - steps + stairs, lifts, corridors & internal doors

Please tick one box

1	2	3	4	5
No disability access	Poor disability access	Disability access	Good disability access	Very good disability access

7.5 Facilities – reception, toilets, seating areas, changing rooms, restaurants and refreshments

Please tick one box

1	2	3	4	5
No disability access	Poor disability access	Disability access	Good disability access	Very good disability access

7.6 Interior Design - lighting, colour and contrast, fixtures (suitable for visually impaired people, people with other disabilities)

Please tick one box

1	2	3	4	5
No disability access	Poor disability access	Disability access	Good disability access	Very good disability access

7.7 Evacuation - emergency equipment, alarms, signage, evacuation equipment, evacuation plans

Please tick one box

1	2	3	4	5
No disability access	Poor disability access	Disability access	Good disability access	Very good disability access

³⁶ These measures are the National Disability Authority criteria for universal access and will soon be legal requirements of all public buildings

7.8 Communication Facilities - signage, telephones, tactile features, acoustics

Please tick one box

1 No disability access	2 Poor disability access	3 Disability access	4 Good disability access	5 Very good disability access

SECTION 8. CHARGES TO USERS

8.1 Please indicate charges for use of your services/facilities to users

Please tick as many as apply

Free of charge/ open access e.g. parks	
--	--

Market/commercial rates for all users		
Market/commercial rates for some		
Subsidised for affordability		
Rate is by agreement with groups on the basis of ability to pay		
Membership fee for use Please give details		
Do you have a sliding scale?		
Are any groups entitled to access free of charge? If Yes please give details	Yes	No

SECTION 9. SUSTAINABILITY

9.1 How does your group fund the running of your service/facility?

Sources of funding

Please tick as many as apply

Voluntary contributions from membership	
Fund-raising events	
Income from user-groups – room rent etc.	
Grants from government agencies	
Grants from other sources	
Voluntary labour – hours per week	
Other – please give details	

9.2 What challenges do you face in continuing to offer the facilities and services provided?

Challenges faced:

Please tick as many as apply

Funding/income insecure	
Costs/overheads too high	
Maintenance problems	
Bigger space needed	
Better equipment needed	
Building is under-used	
Too much demand	
Need more paid staff	
Need more voluntary workers	
Other challenges – please give details or comments below	

9.3 What are the strengths of your organisation?

Please tick as many as apply

Funding secure	
Good staff – (paid workers)	
Good staff – (voluntary workers)	
Good voluntary management committee	
Good standard of service/facilities	
Good standard of equipment	
Other strengths – please give details or comments below	

9.4 What supports do you need to meet the challenges faced and the needs of user groups?

Please tick as many as apply

Capital Funding	
Operational Funding	
Funding for staff	
Management expertise	
Financial expertise	
Legal expertise	
Other expertise	
Please list below	
Voluntary input	
Other supports	
Please list or comment below	

SECTION 10. ANTICIPATED CHANGES

10.1 Inchicore/Kilmainham is changing and expanding in terms of population –

Do you intend changing or broadening your services in response, for example:

Please tick as many as apply

Extending space or developing a new premises	
Internal renovations to building	
Increasing the number of clients/ users	
Broadening the base of clients/users	
Broadening the client base/ users	
Changing eligibility criteria (please give details)	
Other	

10.2 If any of the above apply, please provide some detail on proposed or planned activities:

SECTION 11. WISH LIST

Please write a wish list of things that would improve the existing service/facility, including the building or park itself, equipment, management and staffing needs.

OR

If you feel your user groups require a new building/facility please tick here

**Additional ideas/comments/proposals on provision of community infrastructure in
Kilmainham/Inchicore**



G. TRIGGER QUESTIONS CHILDCARE PROJECTS

1. Could you give me an overview of the profile/ need of parents using your service?
2. What services do you provide? E.g sessional, full day care, and after school?
3. How many rooms do you deliver childcare from? How many children do you cater for in each room? Their ages? And number of staff in each room?
4. What is the capacity of each room as outlined in the Department's recent regulations?
5. Are the new childcare regulations having any impact on your organisation?
6. Do you have a waiting list for service, and what is the profile of the waiting list (age profile)?
7. Are there any options for reconfiguring the rooms (numbers of children in each age group) to make them more cost effective (e.g., staffing levels required)?
8. Can you give us an overview of the pricing per place, and how this is funded (e.g. parents contribution and subvention contribution)? What programmes do you avail of?
9. What is the project's charging and arrears policy and how these are implemented (e.g. how much is in arrears?)
10. Who owns the building? What level of rent or mortgage repayment do you pay on a monthly basis?
11. Would you be interested in undertaking a joint planning process with other childcare facilities in your geographic area in order to ensure that certain age groups are provided for (and to avoid duplication)?
12. Would you be interested in basing some or all of your services, with other childcare services in the St. Michael's Parish area, in one purpose-built facility? If yes, which of your services would you be interested in locating in this facility?

H. TRIGGER QUESTIONS SPORTING ORGANISATIONS

1. Why was your organisation/club formed?
2. How is it your organisation managed?
3. How many individuals participate in the organisation/club's activities?
4. Does your organisation enter into competitions? If so, how many teams does it have competing? Could you give some details on them?
5. What is the catchment area of the people who participate in your organisation/club?
6. How many individuals volunteer with your organisation?
7. How does your organisation fund the running of your sporting activities?
8. Where do you hold your sporting events? How suitable are the current facilities? How could they be improved?
9. What challenges do you face in continuing to offer activities?
10. What are the strengths of your organisation?
11. What supports do you need to meet these challenges?