

Balbriggan Newsletter

*Produced by
Socialist Party
Councillor &
Dublin North
General Election
Candidate Clare Daly*

END ESTATE MANAGEMENT RIP-OFF!

Thousands of residents across Balbriggan are currently receiving their annual bills for estate management fees for services which are provided in many other areas by the Council with no direct charge. Often the services that the management agent claims to provide haven't been provided at all. **This is a rip-off.**

It is particularly sickening that while these companies have now been outlawed for new houses, nothing has been done for the thousands of householders who are already victims of the scheme.

A national meeting organised by

Socialist Party TD Joe Higgins and Independent TD Catherine Murphy at the end of March with residents from Fingal, South Dublin, Kildare, Wicklow, Carlow and Wexford agreed to use the election to step up the pressure for immediate legislation to deal with this con.

The expose of the scam of management companies has forced the commissioning of three major government reports into their operation by The National Consumer Agency, The Office of the Director of Corporate Enforcement (ODCE), and The Law Reform Commission.

All of these reports pinpoint the

urgent need for regulation in this area. They all state that these companies should not be allowed to operate for standard housing. But words and reports are not good enough.

This government has had the information for months, but has failed to bring in legislation to deal with the issue. Every month's delay is taking hundreds of thousands of euro out of the pockets of residents to line the pockets of these rogue management companies. Not really surprising as these are the same parties who have been bankrolled by the developers' lobby who have saved millions through the operation of management companies.

Clare Daly is the Socialist Party Councillor for the Swords Ward, and will be our General Election candidate in Dublin North. She is a shop-steward in Aer Lingus. For advice or assistance on any community or workplace issue,

she can be contacted at any of the numbers below.

Councillor Clare Daly phone 8408059/087-2415576. Email cdaly@socialistparty.net. Address: 21, Elmwood Drive, Swords, Co. Dublin



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Dublin North General Election Candidate
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This rip off has gone on long enough. Residents must use the election to demand immediate legislation:

- To regulate management companies in apartments and other multi-unit complexes;
- To create structures that are simple, effective and democratic so that owners and residents can maintain their residences in good order;
- To outlaw any further imposition of management companies in housing estates;
- To enable householders who have been forced into management companies to dissolve those contracts and to

provide for the local authorities to take charge of the services that were involved.

Nobody now denies the problem of management companies. That's fine, but it's action that is needed now.

DON'T PAY UNLESS YOU GET AN ITEMISED INVOICE

Management companies have been shown to charge for services that were never provided. In one area in Dublin 15 they were charging for public lighting that was being provided by the Council! Remember you are not obliged to pay any bill unless the debt

can be proved. You are entitled to an itemised invoice upon request, outlining the debt which has been incurred by you. A budget is not good enough. Suppliers' Invoices must be made available upon request. Similarly you should request maps of the common areas and proof that they have been handed over to the management company. If they haven't then they shouldn't be charging. Don't rush in to handing over your hard earned money.

If you have any queries about this issue or your rights and entitlements please contact Councillor Clare Daly on 8408059/ 087-2415576 and we'll help you in any way we can.

Moylaragh Road - RESIDENTS ARE THE FALL-GUYS FOR BAD PLANNING

Yet again An Bord Pleanála has delayed its decision in relation to the appeal against the Council's decision to grant planning permission to Parkway Properties to keep Moylaragh Road open as a through road, when it was originally designed as a cul-de-sac.

This situation exists because Fingal County Council allowed thousands of houses to be developed without the proper road network to support it. This must never be allowed to happen again.

Residents endure thousands of cars, deliveries at all hours of the day and night, and construction traffic. The very determined Residents' Association has kept the pressure on councillors



and Council management to deal with these issues. As a result a commitment has been given for the implementation of traffic calming as a priority, and a number of other measures in terms of the open space and other issues. The Council should take note – this community has endured enough and is not going to take any further broken promises or backtracking.

BALBRIGGAN NEEDS MORE SCHOOLS

The growth in population in the town has not been matched by school places. Ireland's pupil-teacher ratio is the worst in Europe. Fingal's is the worst in Ireland.

There is an urgent need for the more places in St. Molaga national school, the Gaelscoil needs a permanent site, and the Educate Together school, a permanent building. That this situation exists against the backdrop of an economic boom is the greatest indictment of this government. Protest Action from parents and teachers is the only way that this issue will be addressed.

The application for the development of a major sports hall on the grounds of the Community School, will be a fantastic amenity for the students in the school and many community groups and sports enthusiasts after-hours.