



Fatima Regeneration Board

Common Cents 2010

Social Enterprise - Creating Jobs, Building Communities

Thursday 25th March 2010

John Whyte - Chief Executive, Fatima Regeneration Board

Presentation Overview

- Project Context
- Regeneration Masterplan
 - Physical
 - Social
- Sustainability
 - Facility Management
 - Enterprise Development









Fatima Regeneration Board

- Established 2001
- Integrated Partnership
- Limited Company
- Charitable Status
- Executive Staff
- Limited Life-span

Fatima Regeneration Board

Remit: To Oversee and Monitor the
Regeneration Programme

1. Negotiate, coordinate & monitor an agreed physical Masterplan
2. Develop & Implement a Social Regeneration Plan

Regeneration Context

1949 - 51 Fatima Mansions Built-15 blocks, 8 shops

1950s - 60s A stable community (population 2000)

1970s - 80s Social and Economic Decline

- Closure and Rationalisation of Local Industry
- Stronger families relocated
- Increase of vandalism and drugs
- Lack of intensive estate management

1990s

Physical Refurbishment

- £5 million investment
- Failed without social component

Regeneration Context

- Nov 1998 'Making Fatima A Better Place to Live' (FGU)
- Nov 2000 '11 Acres-10 Steps' (FGU)
- Feb 2001 'Regeneration Next Generation' (DCC)
- June 2003 PPP Proposed - Research Commissioned
- Aug 2003 Demolition Commences
- April 2004 Maplewood Elliott JV appointed
- Aug 2004 Phase One Construction Commences

Regeneration Context

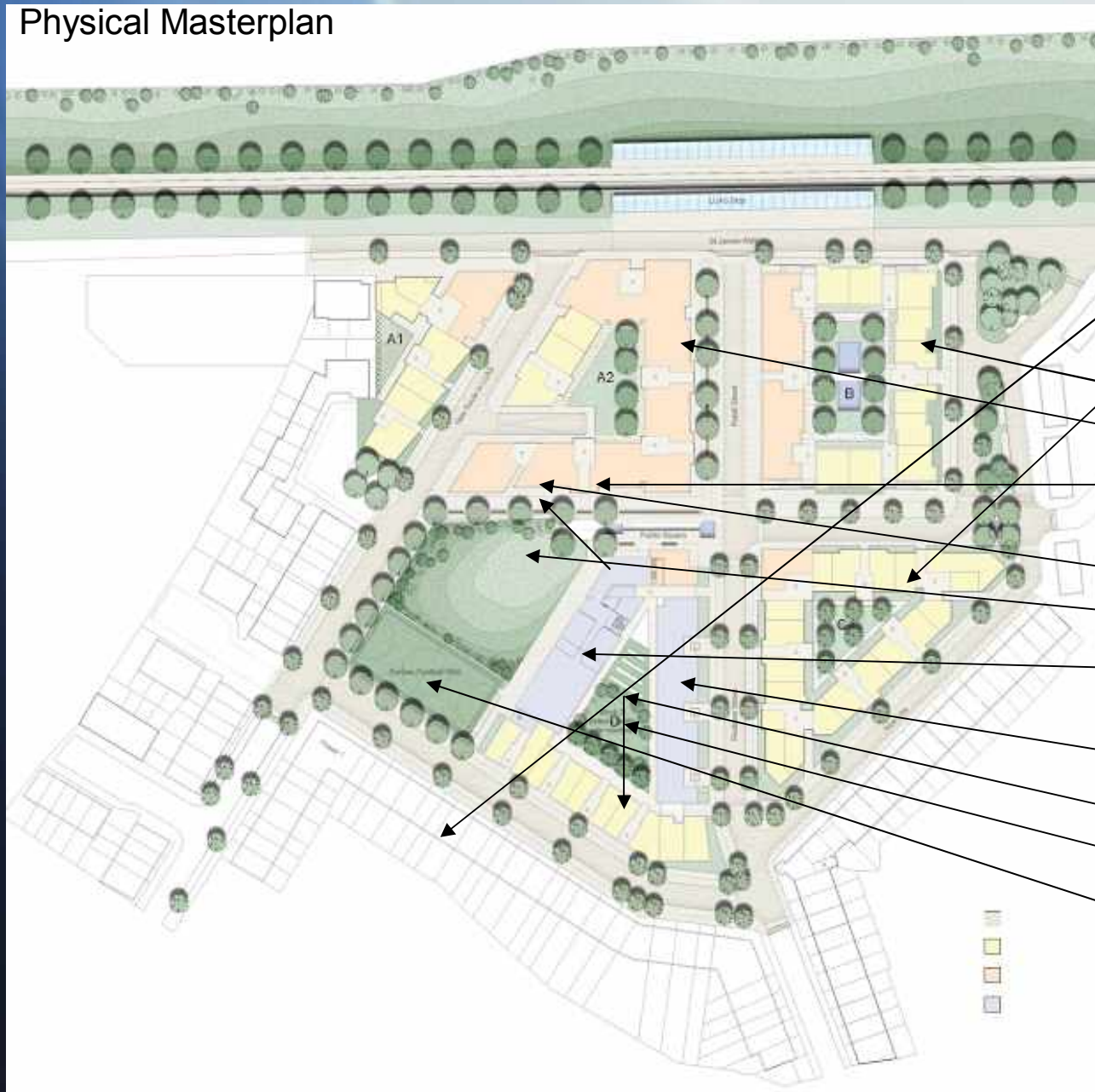
- Oct 2005 First Resident Receives Keys to new home
- Nov 2005 Social Regeneration Plan Launched
- June 2008 First Private Units Completed
- Jun 2009 Community Facilities Completed
- Nov 2009 President McAleese Launches Regeneration
- Apr 2010 Physical Regeneration Complete

Regeneration Outcomes

- 220 Social & Affordable Housing Units
- Super Affordable Prices for local residents
- 395 Market Rate Dwellings
- 3,398 sq.m. Retail Space
- 500 sq.m. Enterprise Space
- 2,892 sq.m. Neighbourhood Centre
- 2,500 sq.m. Leisure Centre
- Physical & Social Integration with wider Rialto area

Regeneration of Fatima Mansions

Physical Masterplan



1. 220 Social & Affordable Dwellings
2. 395 Market Rate Units
3. Shops/Retail
4. 500sq.m. Community Enterprise Units
5. Launderette
6. Park & Square
7. 2,500sq.m. Neighbourhood Centre
8. Crèche
9. 20m Swimming Pool
10. 2,500sq.m. Leisure Centre
11. Outdoor All Weather Pitch

Launch of Phase One Social Housing October 2007



Launch of 8 Great Expectations November 2007



8 Great Expectations

1. Safe & Sustainable Community
2. Education Task Force
3. Health & Wellbeing
4. Employment Training & Enterprise
5. Arts & Culture
6. Sports & Recreation
7. Environment
8. Planning & Design

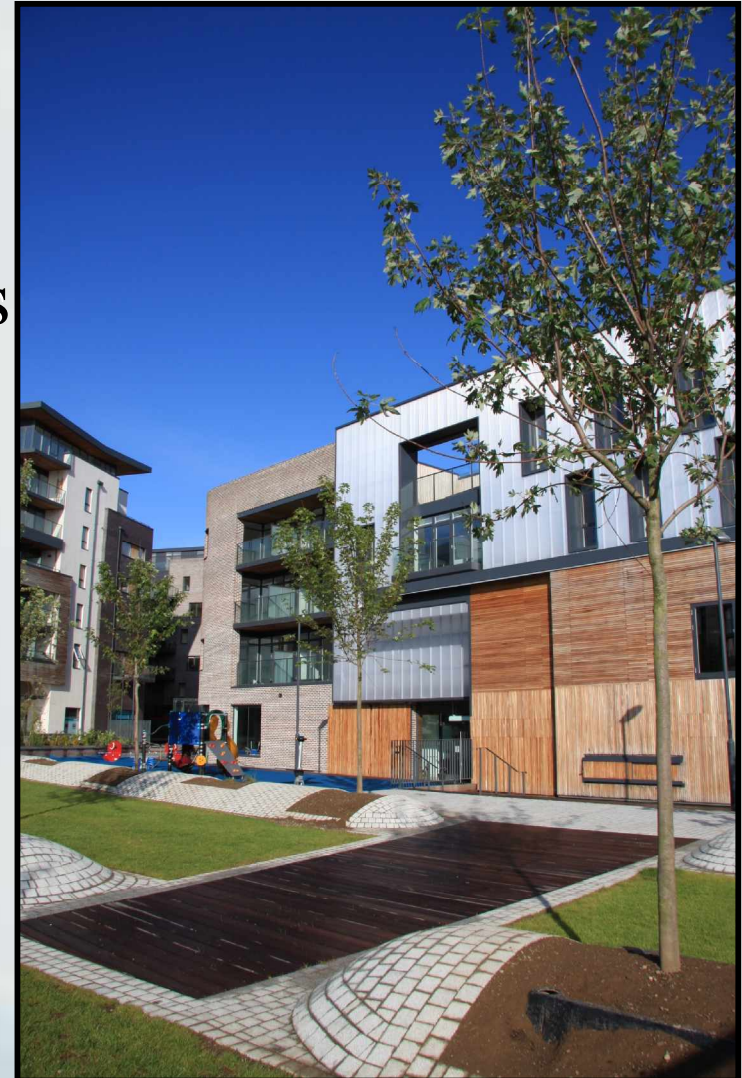
F2 Centre and Enterprise Management Board

1. Facility Management
 - F2 Centre
 - 12 Two-bedroom Apartments
2. Enterprise Development
3. Social Programming
4. Fatima Trust
5. Community Integration

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F2 Centre

- State of the Art Facility
- Dividend from PPP - Cost €9m
- Accommodation for Local Projects
 - Multi-purpose hall
 - Large Arts Studio
 - Astro-turf Pitch
- Funding Streams Secured
 - DCC Management Fee
 - CSP Grant
 - Revenue from Lettings



5 Year Enterprise Strategy

- 500 Sq.M. Enterprise Units
- 5 Year Enterprise Strategy
- Fatima Launderette
- Café / Restaurant
- Neighbourhood Management

QuickTime™ and a
decompressor
are needed to see this picture.

Fatima Community Launderette

- Established as Cooperative 1986
- Social Economy (Fás) 1999
- CSP (Pobal) 2006
- Acquired Special Care 2008
- Growth in sales, contracts & staff
- Relocation to New Unit 2009
- Consolidate to one premises 2010

QuickTime™ and a
screen saver
are needed to see this picture.

Fatima Community Launderette

- Over the Counter and Serviced Laundry
- Third Sector Contracts
 - Local Authority Hostels
 - Educational Institutions
 - Religious Communities
- Work placement Opportunities
 - Local Residents
 - Recovering drug users

QuickTime™ and a
H.264 compressor
are needed to see this picture.

Achieving Sustainability

- Renew structures
- Consolidate Facilities
- Build Capacity
- Diversify Income Streams
- Invest in Partnership



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