



GRIFFIN POINT

HOLE IN THE WALL ROAD, D13

MORE THAN JUST A PLACE TO LIVE



An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreacht
Department of Housing,
Local Government and Heritage



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



An Ghníomhaireacht
Tithíochta
The Housing Agency



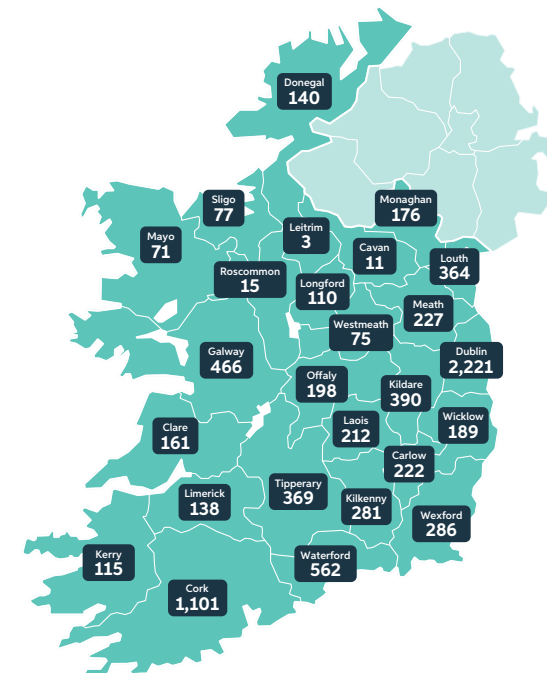
HFA An Ghníomhaireacht
Airgeadais Tithíochta
Housing Finance Agency

At Respond we believe in a human right to housing in a just and equal society. Griffin Point is our latest step in that direction.

About Respond

INTRODUCTION

Respond believes that everyone has the right to a secure, affordable home that meets their needs throughout their lifetime. All our initiatives focus on creating a more just and equal society, and a positive impact on the lives of the individuals, families and communities we serve.

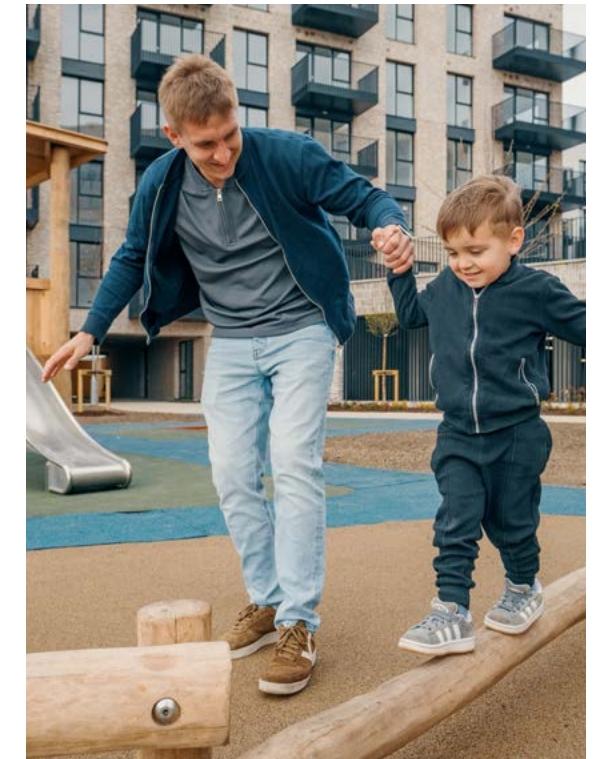


REASONS TO BELIEVE IN RESPOND

When it comes to delivering exceptional places to live, Respond are dedicated to providing high quality homes and creating thriving communities.

We are proud to share that, with over 18,000 tenants around the country, our tenant satisfaction rate stands at 89% and has improved year on year. This demonstrates our commitment to delivering a high-quality service that meets your needs and expectations.

Life on your doorstep



GRIFFIN POINT

Griffin Point brings the concept of affordable living to a whole new level, with bright, well-designed modern homes located close to many great amenities. You'll find easy links to public transport close by alongside green spaces, supermarkets, schools, restaurants and cafes. It's the start of a vibrant and diverse community in a safe and secure neighbourhood that will enrich the lives of the people who live here for generations to come.



Quality First

Using a mix of high-quality brick, stone and metal cladding, the buildings are highly durable as well as visually attractive.

Sustainable First

Energy efficiency from top performing insulation, glazing and solar panels ensure economical living.

Location First

Head to the shops, grab a quick bite, catch a bus to town, or enjoy a walk in the nearby green spaces.

Community First

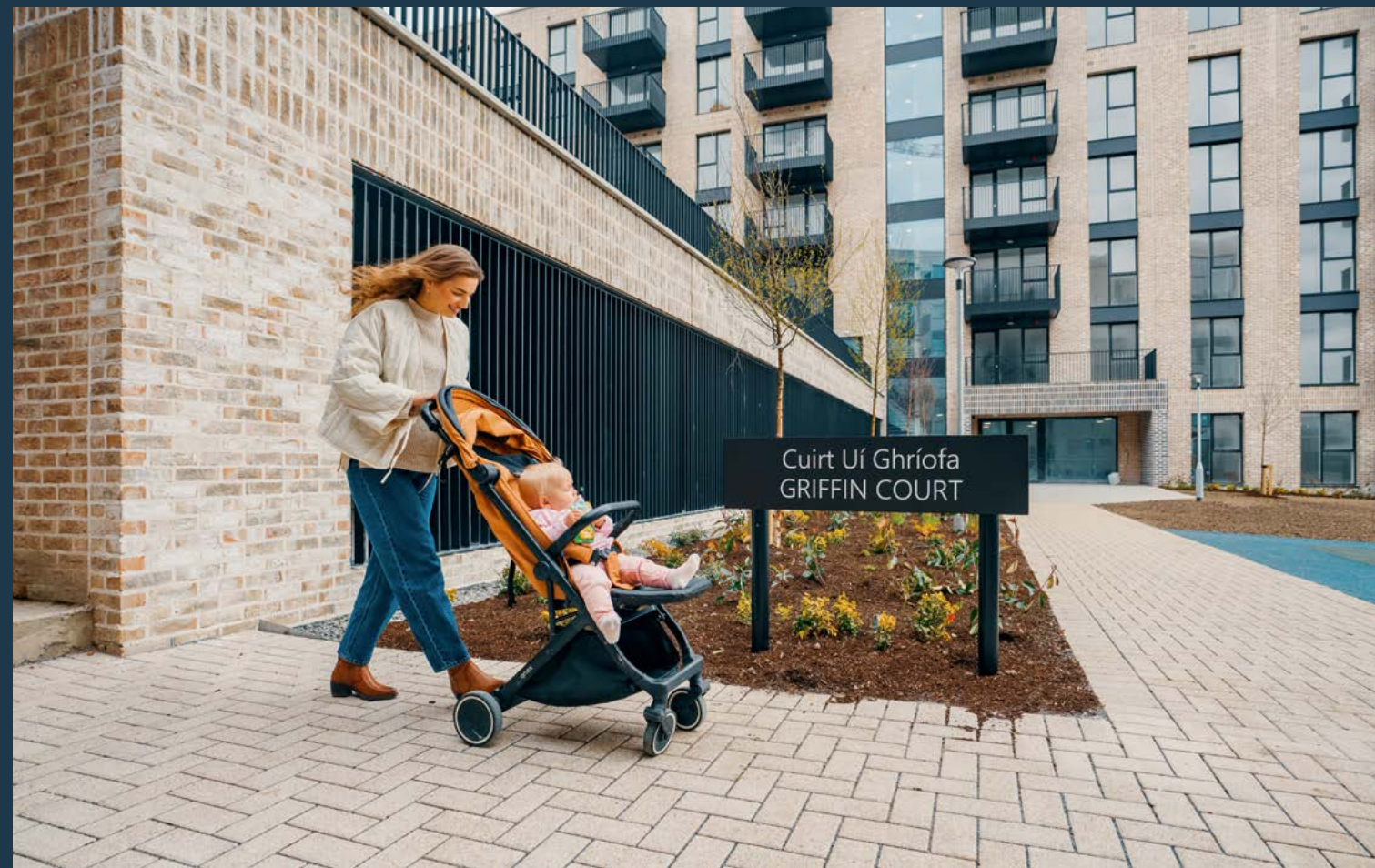
A unique opportunity to build a vibrant community from the ground up with a diverse group of people ready to work towards a successful future.

Service First

Our on-site community team is here to work with you to create the perfect environment and ensure that any issues are resolved in a timely manner.

Welcome to your new neighbourhood

As well as being superbly located, Griffin Point features homes built to a quality that is second to none. You'll find an on-site team that is committed to working with you to build real community spirit.





COMMUNITY FIRST LIVING

Your home at Griffin Point was designed to offer you spacious, contemporary living, and built with your comfort, safety and well-being in mind. Life here includes access to the beautiful landscaped gardens, seating and play areas, and an internal Community Hub where you can meet and relax.

Your new home, your community



Our Respond team will also work with you to help decide how to best use this shared space and develop a programme of events based around the community that lives here. As part of this new community you'll find us always on hand to provide any support you need, and to make sure you feel that you can make your voice heard.

Our commitment to you

SUPPORTED COMMUNITY

We are committed to supporting you in every possible way, so always feel free to reach out. We will ensure that any issues that may arise are dealt with as soon as possible. We are always willing to go the extra mile to provide you with a great place to live, where you can enjoy peace of mind and a strong sense of community.



L-R: Amy Mulligan, Audrey Connell and Jack O'Neill

Alice Cuddigan Community Support Worker

Alice is here to help build a vibrant community and create a safe and friendly environment by helping tenants in taking ownership of their community.

Amy Mulligan Tenant Relations Officer

Amy is the point of contact for all estate management queries and regularly checks in with tenants, as well as checking the estate for fire safety and compliance.

Jack O'Neill Tenant Relations Officer

Jack is on site at Griffin Point, to ensure tenant issues from estate management to personal unit queries are handled effectively and efficiently.

Audrey Connell Technical Services Officer

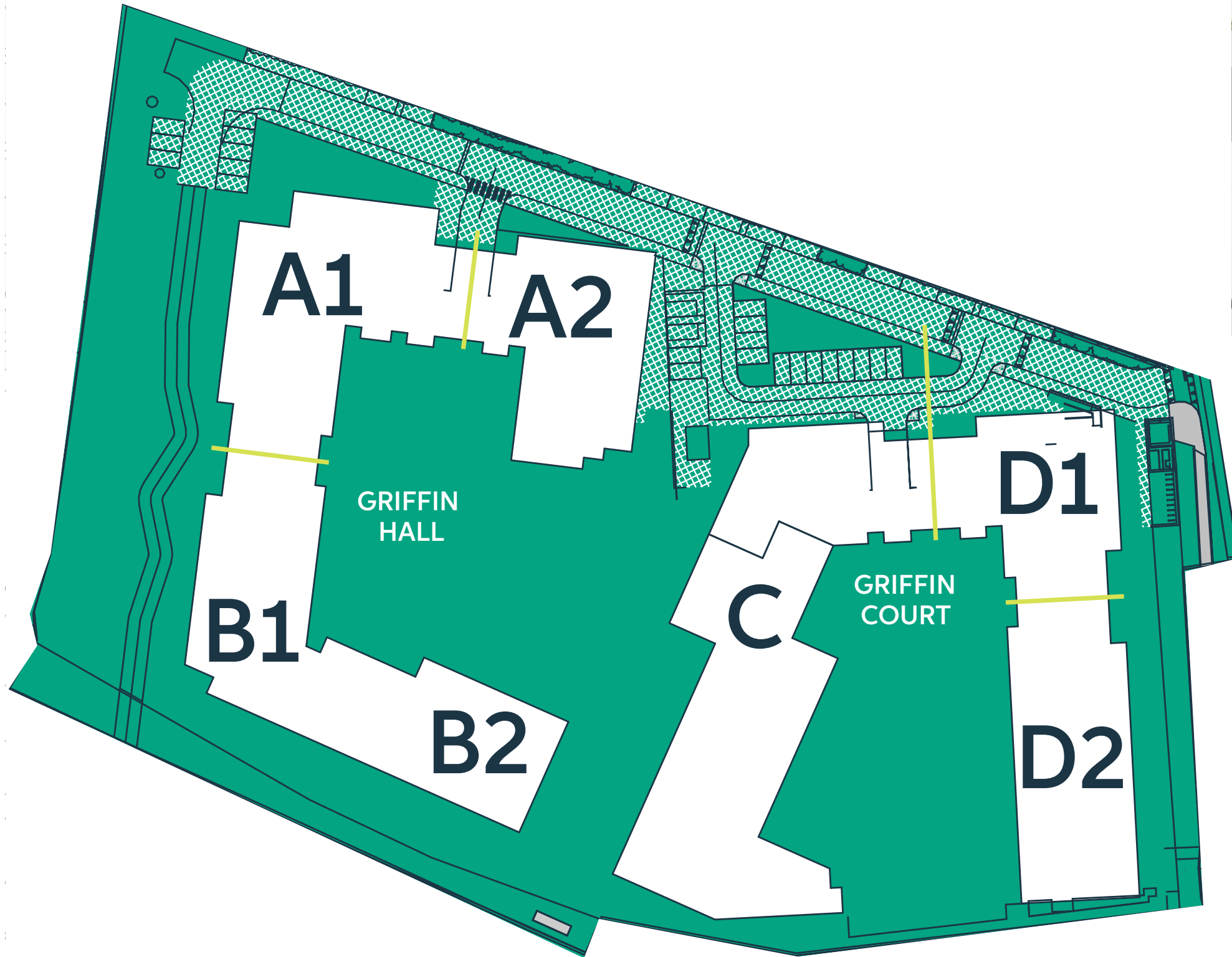
Audrey handles all things maintenance, managing contractors and assisting the TRO with tenant queries around heating systems, general maintenance or fire safety.

Craig O'Beirne Estate Caretaker

Craig helps with the general maintenance, carrying out daily checks on the estate and advising tenants on minor maintenance issues.

Jackie Knight Rent Control Officer

Jackie is here to assist you to set up automatic rent payments and deal with general rent related queries. She also carries out yearly rent reviews and assists people in rent distress.



Site map

Thoughtfully designed around a generous central courtyard, Griffin Point combines a sense of space and community with the security and privacy of your own personal home, beautifully designed to fit your life.

Close to all amenities and well served by public transport it offers the perfect location for this exciting new phase of your life.

LOCALITY

Everything on your doorstep

Just moments away from bus routes including H1 and 15 and a 15 minute walk to the Clongriffin DART Station. Griffin Point is surrounded by a great selection of shops, cafes, restaurants, sports clubs and local amenities such as Father Collins Park.

By foot

- 5 mins to Father Collins Park
- 6 mins to Trinity Sports & Leisure Club
- 6 mins to Grange Community College
- 10 mins to Donaghmede Shopping Centre
- 13 mins to Clongriffin Medical Centre
- 14 mins to Clarehall Celtic FC
- 16 mins to Belmayne Educate Together National School
- 17 mins to Clongriffin DART Station

By bus/train

- 7 mins to Clongriffin Medical Centre
- 10 mins to Clare Hall Shopping Centre
- 10 mins to Boots Donaghmede
- 40 mins to City Centre

By car

- 5 mins to Clongriffin Medical Centre
- 8 Mins to Lidl Baldoyle
- 8 Mins to Clare Hall Shopping Centre
- 15 mins to Dublin Airport

- **Shopping**
 1. Dunnes Stores Donaghmede Shopping Centre
 2. Daybreak Belmayne
 3. SPAR Clarehall
 4. Centra Clongriffin
 5. Tesco Extra Clarehall Shopping Centre
 6. Lidl Baldoyle
- **Education**
 1. Belmayne Educate Together National School
 2. Grange Community College
 3. Gaelcholáiste Reachrann
 4. Scoil Bhríde JNS - Donaghmede
 5. Scoil Cholmcille SNS
 6. Little Rainbows
 7. St Francis of Assisi Primary School, Belmayne
 8. Pipalong Montessori
 9. St. Kevin's Junior National School
- **Pharmacies**
 1. Corr's Pharmacy (Clare Hall)
 2. Donaghmede Allcare Pharmacy
 3. Boots Pharmacy
- **Medical**
 1. Ardara Family Practice
 2. Clongriffin Medical Centre
- **Sports**
 1. Clarehall Celtic FC
 2. Trinity Gaels GAA Pitch
 3. Trinity Sports & Leisure Club & Bar
 4. Cormorant Swim Club
 5. Énergie Fitness Clarehall
- **Restaurants / Cafés / Takeaways**
 1. Sima Cafe & Restaurant
 2. Bru Box Coffee
 3. McDonald's Donaghmede
 4. Park Lane Chinese
 5. Romayo's Diner Clongriffin
 6. Dangs Chinese & Thai Takeaway Ltd
 7. Romayo's Belmayne
 8. Aboveground Coffee
 9. Eddie Rocket's
 10. Magic Bubble - Tesco Clarehall
 11. Apache Pizza Clarehall | Northern cross
 12. O'Briens Cafe
 13. Everest Nepalese & Indian Restaurant Clongriffin
 14. The One Cafe
 15. Kay's Kitchen



SPECIFICATIONS

Comprising 397 units with a mix of one and two bed apartments, Griffin Point makes maximum use of the available land. It's variation from in height from 3 - 6 storeys creates an attractive visual effect and the fine quality of material used ensures homes that will last generations.

All our homes have an impressive A BER rating, making them highly efficient and environmentally friendly. You can enjoy the benefits of best value energy bills and a reduced carbon footprint while living in comfortable and modern surroundings.



Quality of the new build

Specifications

External features

- High quality brick and render facades
- High-performance Alu-clad double-glazed windows with low U-Value for energy efficiency
- Engineered timber front door with multi-point locking system
- High quality zinc cladding to the top floor apartments
- Cobblelock path to walkable areas and patio areas
- Landscaped communal garden at podium level
- Communal refuse recycling facilities
- Secure bike storage
- Secured underground parking

Energy efficiency

- A2 BER energy rating
- Highly insulated airtight design
- High levels of roof, wall, and floor insulation
- Heat pump with dual zone controls
- Internal pipe insulation to reduce heat loss
- Energy saving LED light fittings

Heating

- Exhaust Air Heatpump system using panel radiators
- Pressurised hot & cold water
- Time and temperature zone controls

Security & Safety

- Smoke detectors fitted throughout (mains powered with battery backup)
- Safety restrictors provided on all windows
- Fob access to gates and main door access
- 24 Hour CCTV monitoring

Media & Communications

- Wired for high-speed broadband (Cat 6)
- Telephone/data points in living room
- Main infrastructure installed to accommodate Siro and Virgin



Electrical

- Generous provision of lighting and power points
- Charging points in underground parking area

Bathrooms & Ensuites

- High quality tiling to floors and wet areas in bathroom and ensuite
- Contemporary shower enclosure, complete with pressurised water supply and fitted shower doors
- Heated towel rails in bathrooms and ensuites
- High quality sanitary ware

Kitchens

- Contemporary designed kitchens
- Stainless steel sink and mixing tap

Wardrobes & Storage

- Fitted wardrobe in all bedrooms

Interior Finishes

- Neutral colour painting
- High quality painted doors
- Contemporary grooved architrave and skirting
- Brushed satin finish ironmongery
- Superior quality internal joinery
- Lift and stair access to apartment blocks
- High quality laminate flooring





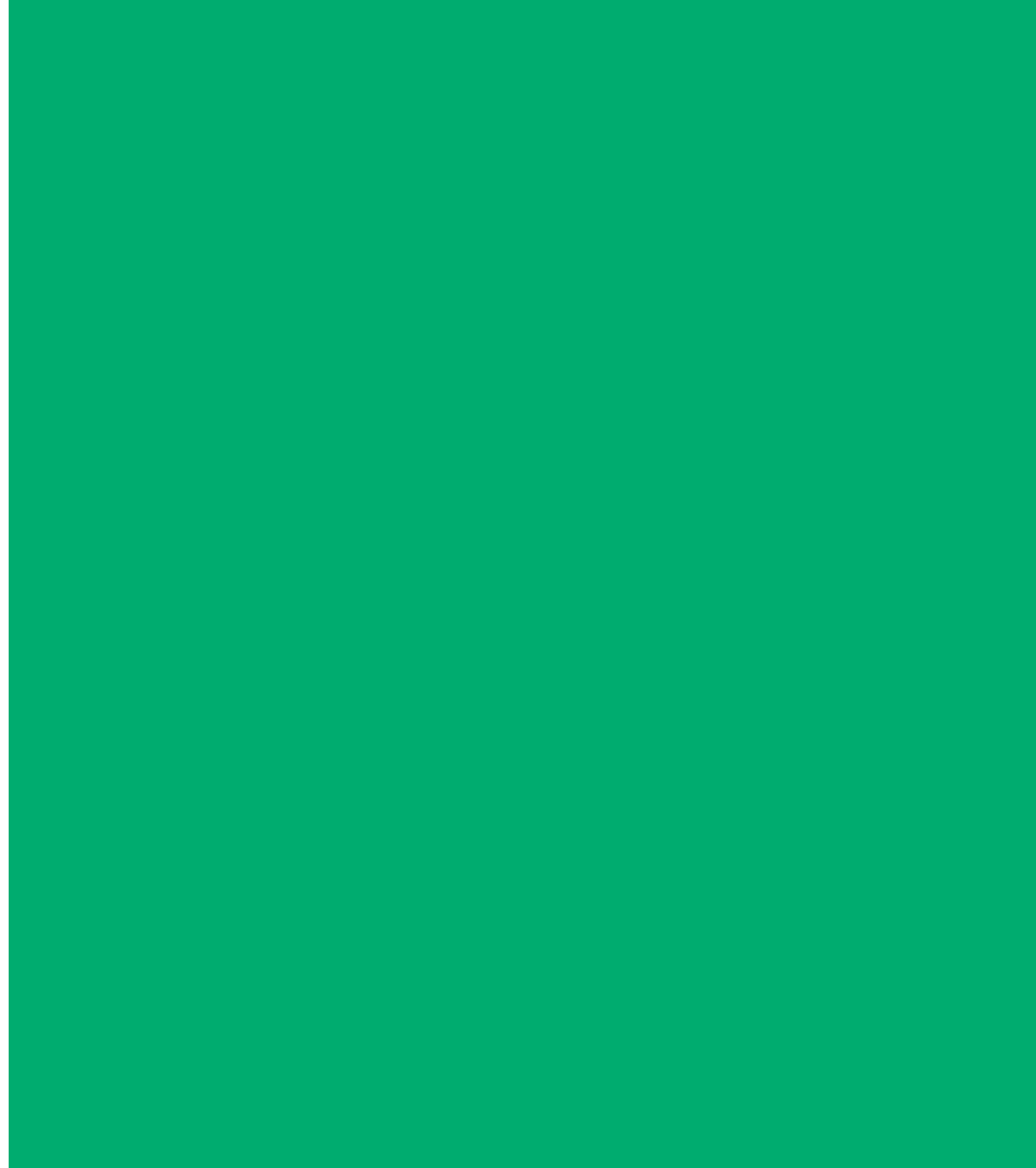
We want to hear from you

At Griffin Point, your voice matters. Respond are committed to working in partnership with tenants to identify the services that are best suited to meet tenant and local needs. Your satisfaction and wellbeing are our priority and we encourage you to engage with the Griffin Point team. Together, we will create a thriving community where you can truly feel at home.

You can contact Respond's **Customer Service Centre** where we have a full service **weekdays 9am-5pm** on **01-808 7700**.

Outside of these hours, you will be transferred to our emergency out of hours service.

Welcome to Griffin Point...
more than just a place to live.





respond

building homes,
improving lives

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