



## Archive Fact Sheet: Terenure Housing Estate



The first housing provided by the Guinness Company for employees was built in the 1870s in Belview and Thomas Court, adjoining the St. James's Gate Brewery. This housing accommodated employees on the active list of the Company. Further housing was built in Rialto in the 1880s.

In the late 1930's there was a housing shortage in Dublin, which had become so acute that the Company decided to undertake a survey of the housing conditions of employees. Of the 763 men surveyed in the Brewery, 50 per cent stated they were dissatisfied with their present housing. By arrangement with Dublin Corporation, the Iveagh Trust and other housing organisations many of the Brewery employees were accommodated with housing, however the housing crisis continued.

In October 1947, the Company undertook a further survey and it emerged that a large number of married men were still suffering serious housing difficulties. Furthermore, single men who wanted to get married were being discouraged from doing so because of the accommodation shortages. Following the survey, the Company decided to build a number of houses for its employees on the active list of the Company. Three sites were inspected, and with the approval of the Minister for

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Local Government, the Corporation agreed to sell the Company a 22 acre site at Mount Tallant Avenue, Terenure, at cost price.

The first sod for the new housing scheme was cut by the then Vice-Chairman of the Company, Honourable Arthur Ernest Guinness, on 7<sup>th</sup> January 1949. The construction of the houses was by Alexander Hull & Co. Ltd, supervised by Chief Engineer W.D. Robertson, Architect Reginald Bickford.

Each house cost approximately £1,950 with a Government and Corporation Grant of £350 per house. The first house was occupied on 8<sup>th</sup> August 1949. A total of 238 houses were built, 192 houses were located on Corrib Road, 24 on Derravaragh Road and 22 houses on Melvin Road. Employees paid a weekly rent of 25/- (shillings).

There were two designs to the houses, A-type houses, designed for southern and eastern aspects, had the living room to the front, while the B-type houses, fronted north and west, had the living room, kitchen and main bedrooms at the back so as to catch the maximum sunlight. Accommodation consisted of three bedrooms, large living room, separate kitchen, bathroom, with gardens front and rear. The Estate also had a playground, football ground and water fountain and its very own Caretaker.

In November 1951 the Board decided to give annual prizes for the best gardens on the Terenure Housing Estate. The Company undertook the maintenance of the exterior of the houses and gave a grant of £35 to every tenant who maintained an excellent condition of their house for a number of years. In 1969 tenants had the opportunity to buy the houses and this was finalised in the Rupert Guinness Hall in 1971 at which stage all two hundred and thirty eight houses were sold. Many of the houses are still standing today and you will often hear the houses being referred to as the "Guinness Houses".

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