



Comhairle Contae Thiobraid Árann
Tipperary County Council

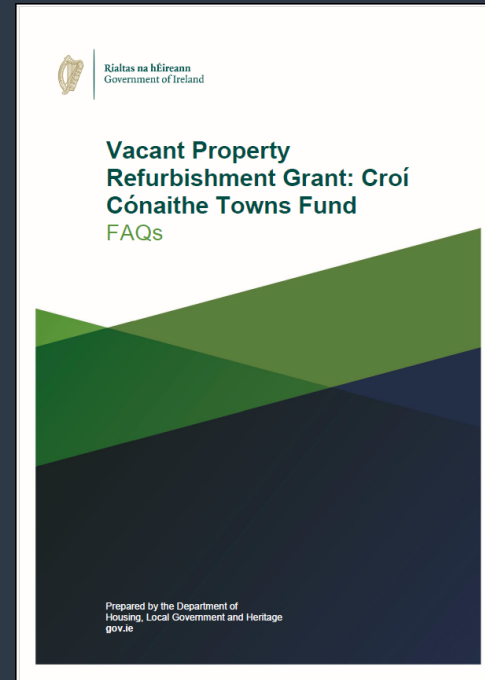
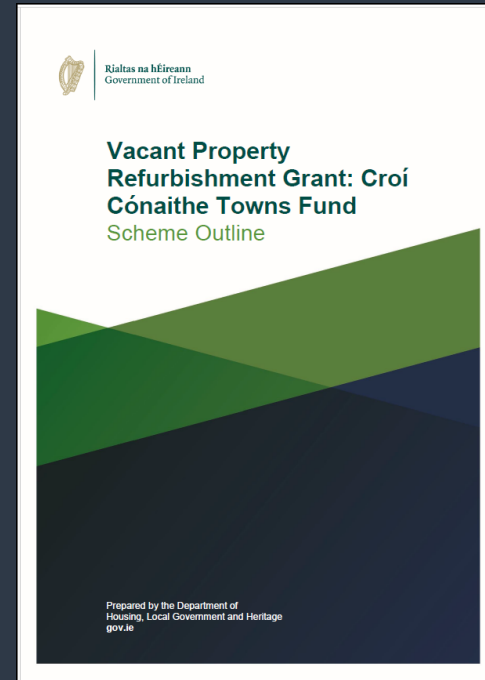
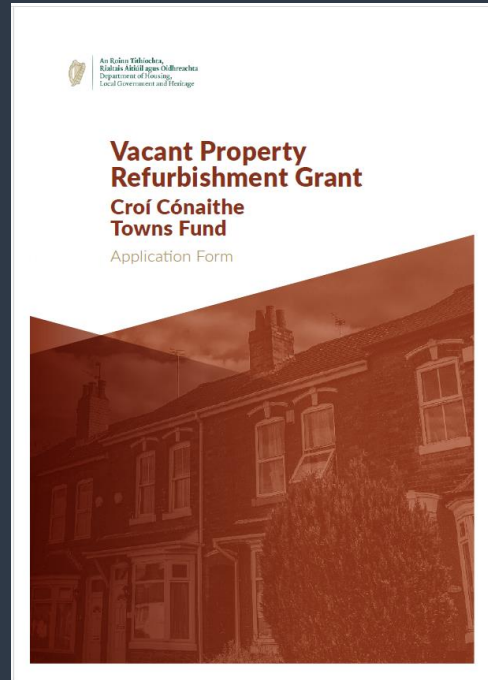
Vacant Homes Officer

Nevan Phelan

**Supports available to Owners of
Vacant & Derelict Properties.**



Support available from the Local Authority to Owners of Vacant & Derelict Properties



- Vacant Property Refurbishment Grant Scheme (Croí Conaithe).

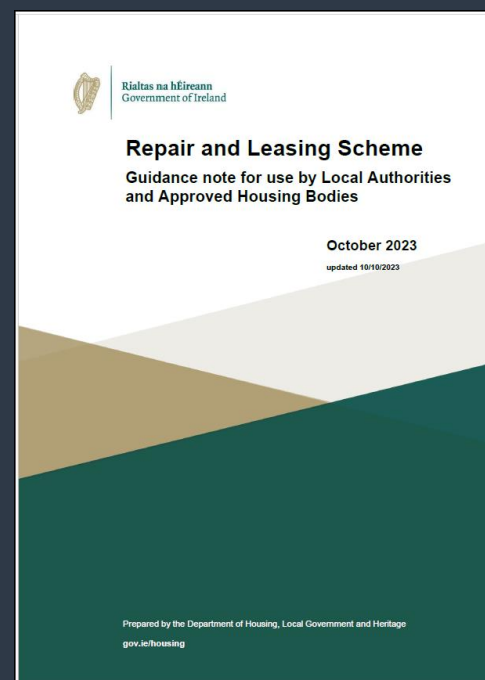
[Application Form](#), [Scheme Outline](#) & [FAQ's](#) are available on [Tipperary County Council](#) & [Department of Housing](#) websites.

- Repair & Lease Scheme. (Interest Free Loan)

[Guidance on the Scheme](#) are available on [Tipperary County Council](#) & [Department of Housing](#) websites.

- Buy & Renew Scheme

[Guidance on the Scheme](#) are available on [Tipperary County Council](#) & [Department of Housing](#) websites.



Repair and Leasing Initiative Enquiry Form	
If you are interested in having your property repaired for leasing to Tipperary County Council please complete the form below and attach any other relevant information you may have.	
1 - Contact Details	
Name	
Address	
Phone Number:	
Email Address:	
2 - Property Details	
Property Address	
Eircode (available from www.eircode.ie)	
Type (Apt, Duplex, Semi-D, Bungalow etc.)	
No. of Bedrooms	
Floor Area (m ²)	
Site Area (Acres)	
Energy Rating (BER)	
Water Supply (Well, GWS, Public Supply)	
Wastewater/Sewage Facilities (Septic Tank, Sewer, etc.)	
Heat Heating System (stove, oil fired central heating, gas, etc.)	
3 - Property Circumstances	
Do you hold good, unencumbered, freehold title to the property? If no, give details.	
Is there a mortgage on the property?	
If so, have you enquired from your lender if they will consent to a lease arrangement?	

Timeline

- Launched in **July 2022**,
- Aim: support individuals to convert empty houses/ buildings into their main homes in **towns and villages**.

- **November 2022**, extended to cover **cities, towns, villages, and rural parts of the country**.

- **1st May 2023**, further expanded so applicants can apply for two grants,
 - 1) **Principal Private Residence**,
 - 2) **Rental Property**,

Croi Conaithe - How the scheme works

- Eligible Properties:**
 - built before the end of 2007,
- Proof of Vacancy:**
 - Vacant for 2 years or more,
- Proof of Ownership:**
 - Necessary to support the application,
- Derelict Property**
(if applying for the Top up Grant)
 - Must be on the Derelict Sites Register,
Or
 - Provide a Derelict Property Report,
- Requirements**
 - Principal Private Residence (PPR)
Or
 - Makes it available for Rent, (PRTB registration)
- Planning**
 - Evidence of planning permission,
Or
 - Declaration of Exemption,

How the scheme works...continued

Types of works covered

- Demolition, Sub-Structure & Super-Structure works, Completions & Finishes, Services, Fittings, External Works, Extensions, & Professional Services.

Grant Conditions & Agreement

- Principal Private Residence or Rent.
- Clawback Agreement;

Up to 5 years	Over 5 years and less than or equal to 10 years	Over 10 years
100% of the monetary amount of the grant	75% of the monetary amount of the grant	No Clawback

- This is a signed agreement between the Applicant and the Local Authority,
- A Legal charge registered on the Land Registry or Registry of Deeds.
- Must be submitted annually to the L.A for a period of 10yrs.

PRTB Registration

Available Grants:

1st May 2023 – grant increased from **€30,000** to **€50,000**

- Additional **top-up grant of €20,000** available where the property is on the Derelict Sites Register.
- A property not on the register will require a **Derelict Property Report** prepared by a suitably qualified professional deeming the property to be **structurally unsound and dangerous**.
- Total available grant – **€70,000**

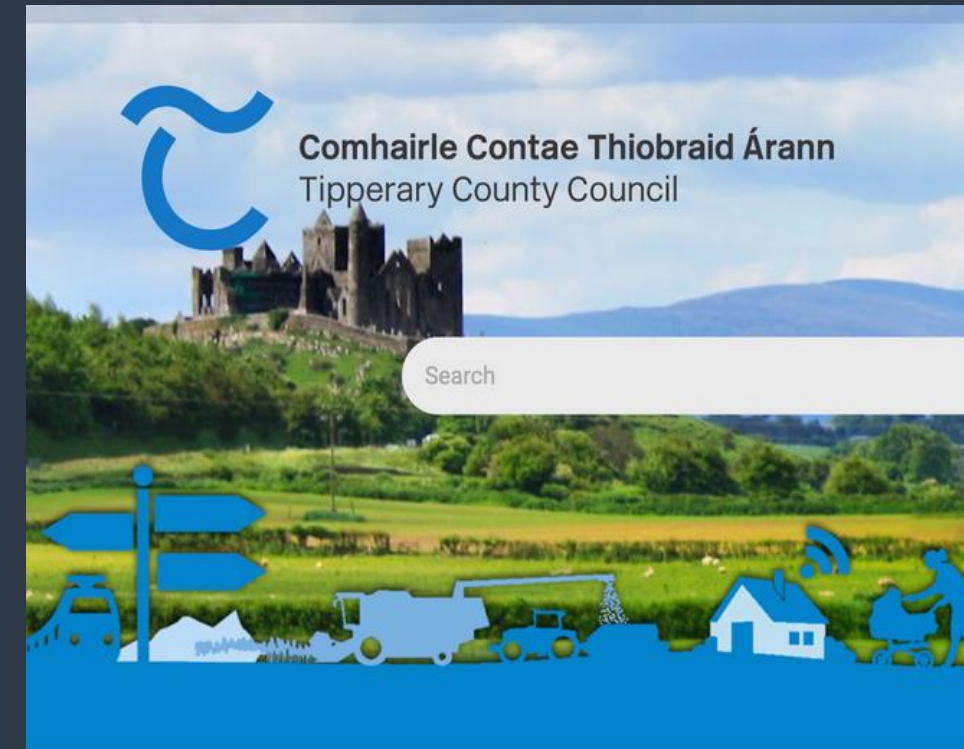
Information



Refurbishing Vacant Property

Department of Housing website;

<https://www.gov.ie/en/campaigns/ef77b-refurbishing-vacant-property/>



[Home](#) » [Planning and Building](#) » [Town and Village Renewal Scheme](#)

Croí Cónaithe (Towns) Fund S

Tipperary County Council Website

<https://www.tipperarycoco.ie/planning-and-building/town-and-village-renewal-scheme/croi-conaithe-towns-fund-scheme>

Email: vacanthomes@tipperarycoco.ie

Advice on preparing a Croi Conaithe application



Applicants advised to seek professional assistance; **Architect, Engineer, or Planning Agent,**

- compliance with **Planning & Development Legislation,**
- And compliance with **planning policy** under Tipperary's County Development Plan,

Completed applications to: Vacant Homes Office, Tipperary County Council, Civic Offices, Emmet St, Clonmel, Co. Tipperary.

Email: vacanthomes@tipperarycoco.ie

Vacant Property Refurbishment Grant: Croí Cónaithe Towns Fund Scheme.

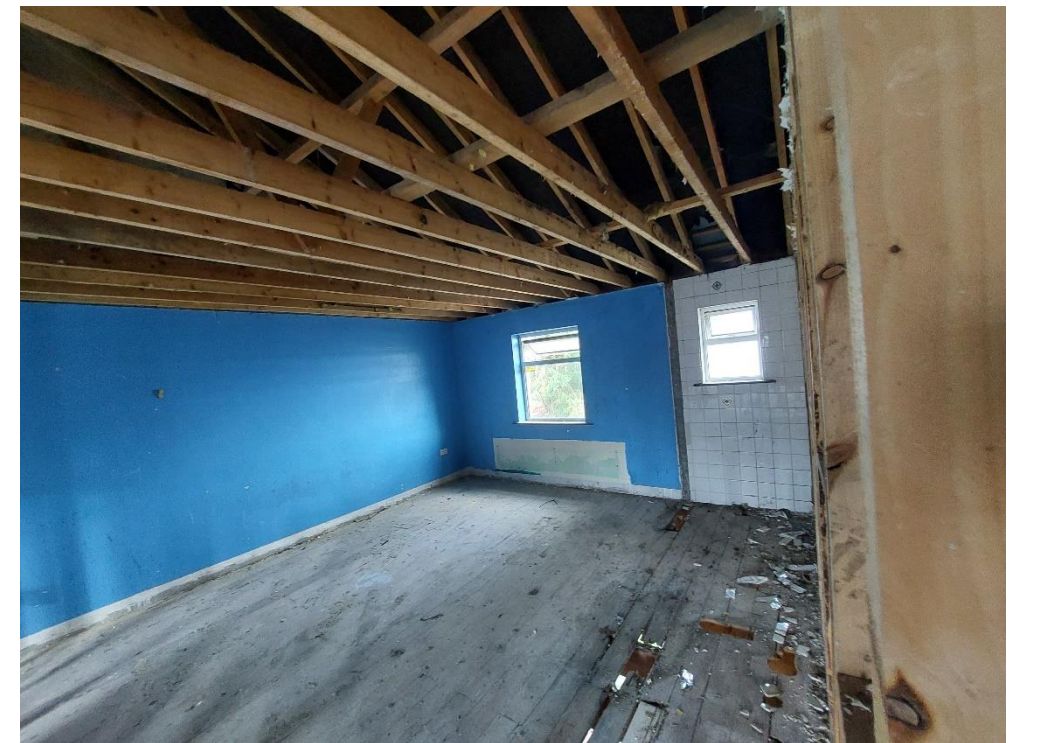


FROM THE OLD
TO THE NEW

Typical example of a vacant/ derelict property applying under the "Croí Conaithe" Vacant property refurbishment grant scheme.



Croi Conaithe RURAL APPLICATIONS in Roscrea Area.



Croi Conaithe
TOWN CENTRE APPLICATIONS in
ROSCREA



Croi Conaithe TOWN CENTRE
APPLICATION; FETHARD,
Retail shop maintained on ground floor,
Upper residential floors renovated.

Vacant Farmhouse Grant

- Pilot Scheme June 2023.
- Department of Housing in conjunction with the Vacant Property Refurbishment Grant.
- Grant for expert conservation advice
- What Kind of Buildings Qualify? Vacant Traditional Farmhouses & Cottages,

- **Grant up to €7500**

Apply directly to the Department of Housing on; www.gov.ie

<https://www.gov.ie/en/service/c8cba-pilot-conservation-advice-grant-scheme-for-vacant-traditional-farmhouses/>



Repair & Lease Scheme (Interest Free Loan)



- For owners of **vacant** properties who cannot afford or access funding to renovate & refurb the property for rental.
- Property must be vacant for at least 12 months.
- Local authority provides an interest free loan of **€80,000** per unit for repairs.
- Property leased to LA for **5 – 25 years**.
- The cost of the repairs are offset against the monthly rent paid to the property owner.

Repair & Lease Scheme;

Aim : **Bringing back vacant properties** back into use **within towns & villages.**



- **Vacant commercial properties**, (units no longer viable)
 - **Vacant residential units over commercial properties** on the main streets to promote Town Centre Living.
 - **Suitable Vacant residential units** within Towns & Villages,
 - former Pubs & institutional buildings no longer in use,
 - unfinished developments where these have been vacant for a significant period of time.
-

Timeline

- Launched in **Feb 2017**,
- Aim: To **Increase supply of housing units** in Towns & Villages.
- Interest free loan up to €40,000.
- Available for property owners unable to access funding.

- **October 2021**, Loan increased to €60,000
- Targets set for each L.A
- **June 2022**, removed the requirement that property owners must be unable to fund or access funding.

- **October 2023**, Loan increased to €80,000.
- stage payments on RLS projects.
- charge document where stage payments are provided.
- Exits from the RLS

- **Rental Availability Agreement (short term)**, property owner remains the landlord and responsible for the day to day maintenance of the property.
- **Direct Lease Agreement (Long term)**, Local Authority becomes the landlord for the term of the lease.



The benefits of the Repair & Lease Scheme under the, “Direct Leasing Agreement”

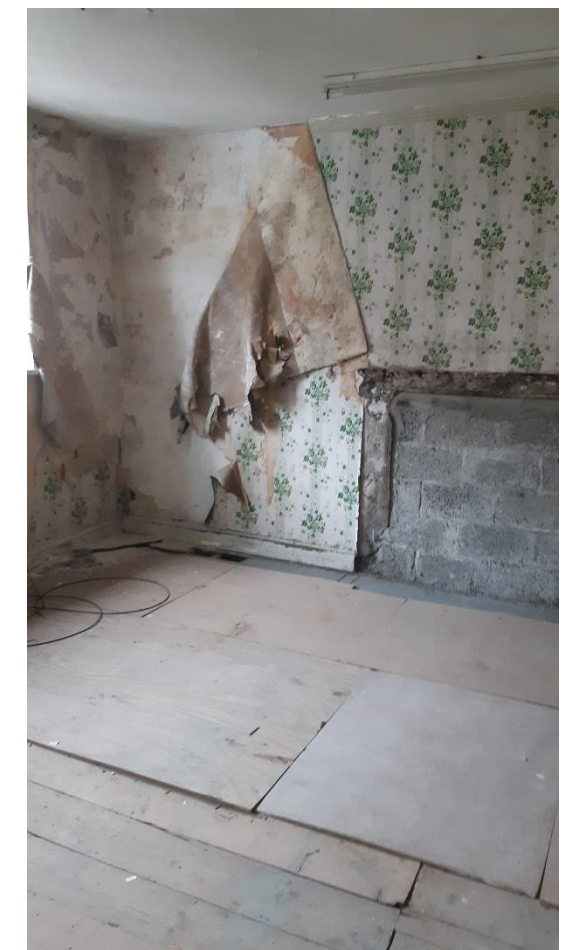
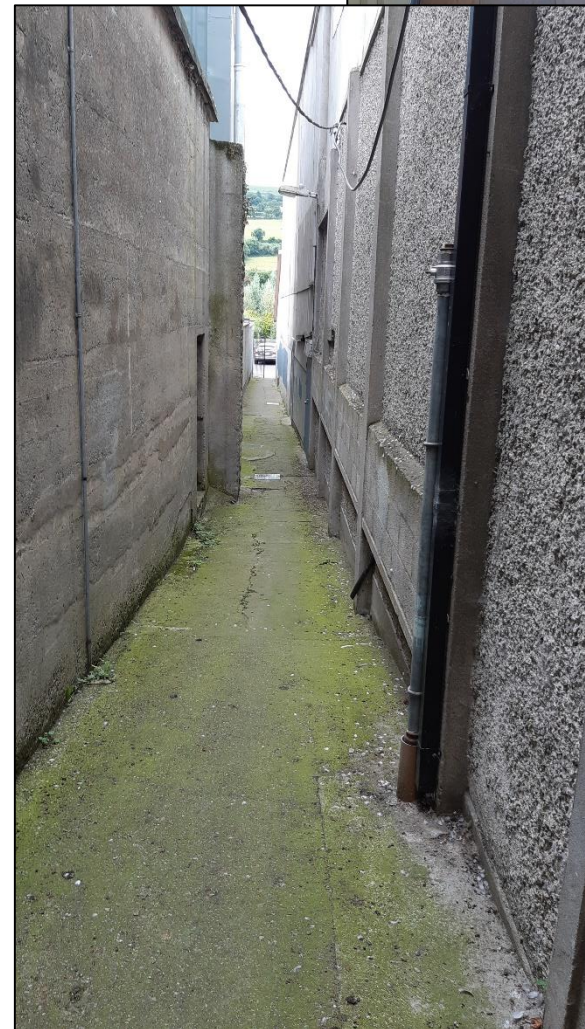
- Secure Rent on a property that has not been generating an income.
- Upgrade of a property that may have otherwise become derelict.
- No loss of rent during vacant periods.
- No rent collection or finding new tenants.
- Avoid advertising costs.
- Property returned to the owner at the end of the term in good repair order and condition, save for fair wear & tear.

How The Scheme Works

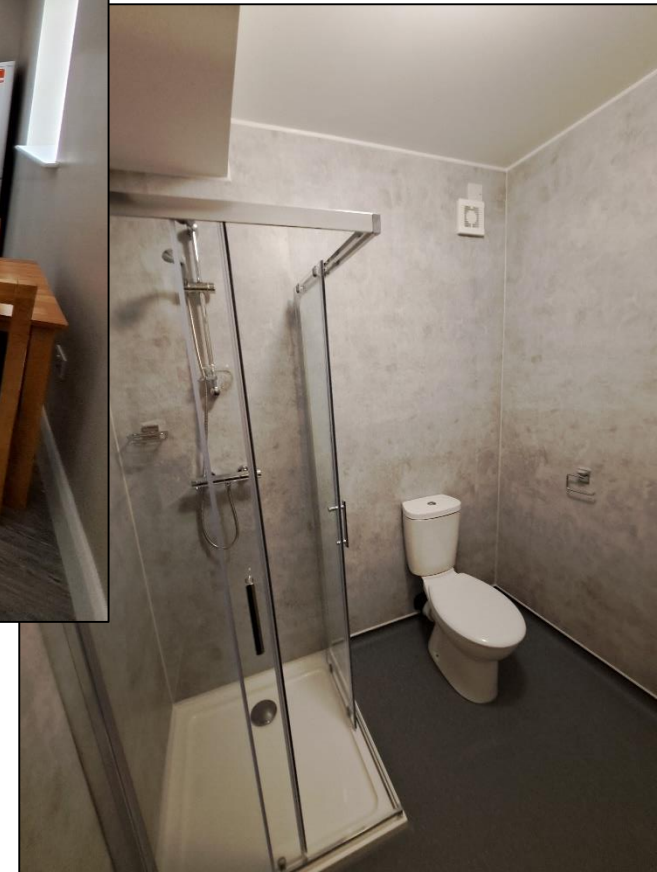
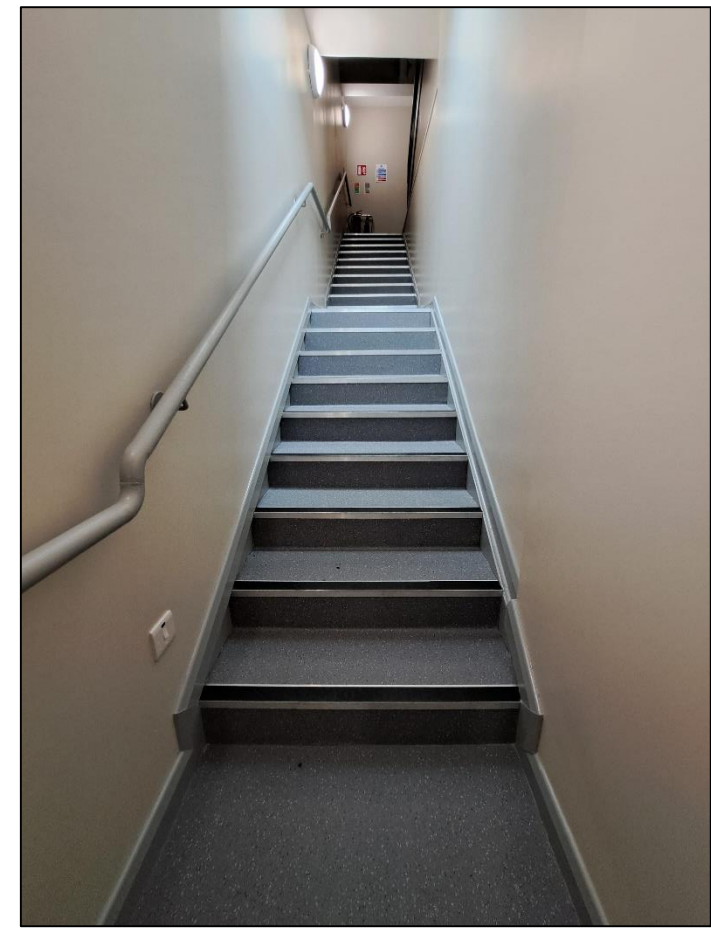
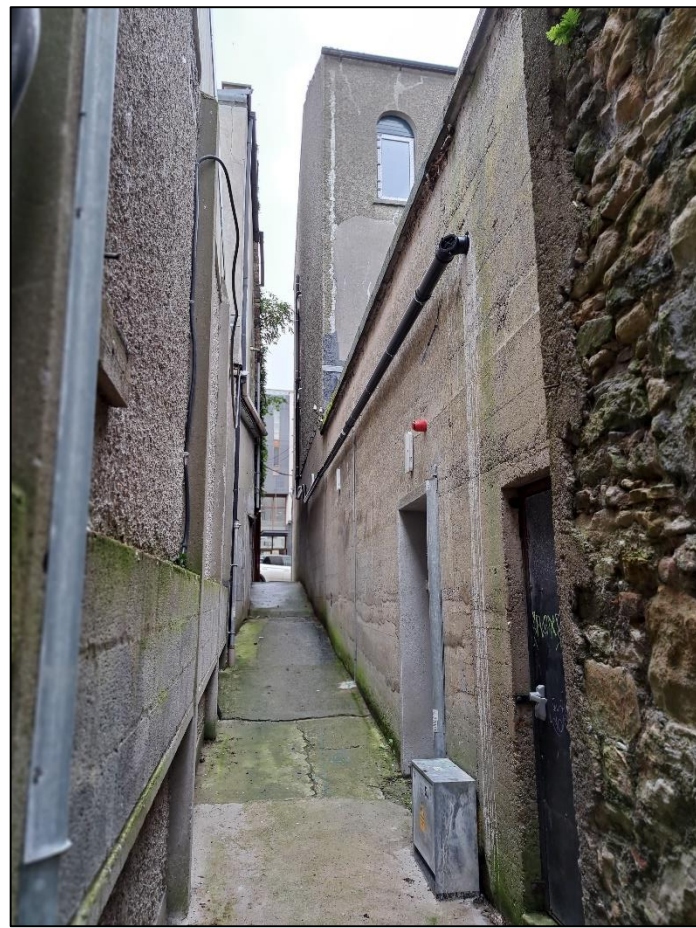
- Owners of a **vacant or derelict property** submit a **Repair & Lease Initiative Enquiry Form** to the local authority, Or a property is identified by the L.A.
 - *Proof of Vacancy is required (12 months or more),*
 - *L.A assess the property suitability – based on housing need and viability of the property on a long term lease.*
 - *Requires compliance with planning permissions or exemptions/ Building & Fire Regulations/ & Min standards for Rented Houses Regulations.*
 - *Schedule of Works & Costings required,*
 - *Floor Plans & Elevations,*
 - *Monthly Rents agreed & Lease Terms and conditions agreed with the owner,*
 - *Owners contractors will carry out the works on the development.*
 - *L.A will carry out inspections during and on completion.*

Example of a Repair & Lease Scheme at No 11, O Connell St, Clonmel (3No 1 Bed Apartments over the "Shoe Zone" Shop)

Before - June 2022



After - August 2023



3 No. 1 Bed Apartments

Examples of current Repair & Lease Agreement



Information

gov.ie Departments Consultations Publications Policies Languages

Publication

Repair and Leasing Scheme (RLS): Further information

From [Department of Housing, Local Government and Heritage](#)
Published on 28 February 2018
Last updated on 20 June 2022

- [The main benefit for property owners](#)
- [The difference between a Rental Availability Agreement and a direct lease](#)
- [Properties that are suitable](#)
- [The minimum standard required](#)
- [The role of Approved Housing Bodies \(AHBs\)](#)
- [Who will inspect the property](#)
- [Whether the property owner will have to arrange a contractor to complete the work](#)
- [Maximum value of works allowed under the scheme](#)
- [What the property owner can expect to receive in rent](#)
- [Minimum length of a lease](#)
- [Who is responsible for maintaining the property](#)
- [Will the property owner be the landlord](#)
- [If you want your property back before the end of the RAA or lease term](#)
- [Can I sell the property during the term](#)
- [What happens if the tenant damages the property](#)
- [How many properties are expected](#)

Part of
Policies
[Housing](#)
Services
[Vacant Homes Schemes](#)

Departments website

<https://www.gov.ie/en/publication/d32c4-repair-and-leasing-scheme-rls-further-information/>

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Search

Home > Housing > Repair and Leasing Scheme

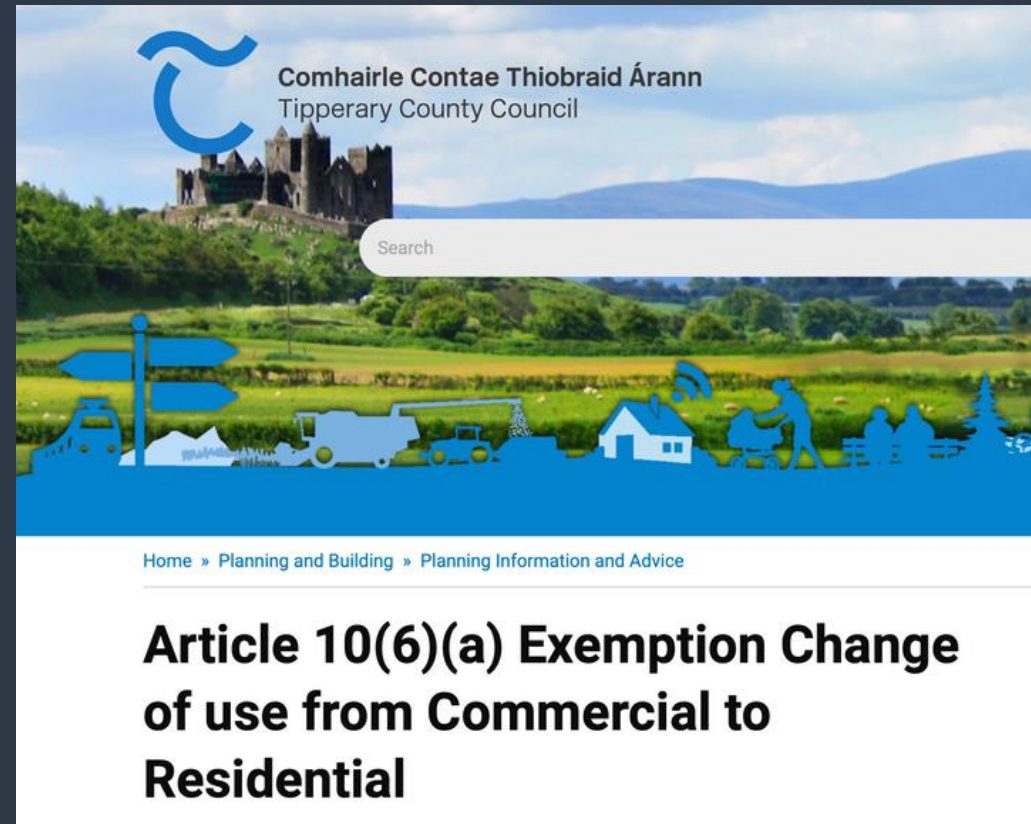
Repair and Leasing Initiative

Tipperary County Council Website

<https://www.tipperarycoco.ie/housing/repair-and-leasing-scheme/repair-and-leasing-initiative>

Email: vacanthomes@tipperarycoco.ie

Advice



Tipperary County Council Website

Applicants are advised to engage the services of an **Architect, Engineer or Planning Agent**

Article 10(6)(a) exemption for change of use under Planning Regulations to convert the vacant commercial element to residential.

Exempted Development

Information on the exempted development for those who wish to convert certain commercial premises – including

- **vacant commercial premises**
- **former pubs – into residential units**

which do not require planning permission for such works.

<https://www.gov.ie/en/publication/83f25-refurbishing-vacant-property-planning-permission-exemptions/>

Email: vacanthomes@tipperarycoco.ie



Buy & Renew Scheme

- Local Authorities **purchase and renovate** vacant & derelict properties.
- L.A purchase suitable properties instead of leasing for the provision of Social Housing.

BUY & RENEW SCHEME EXAMPLE

BEFORE



Open plan arrangement for the Living/ Kitchen & Dining areas on the ground floor.

New downstairs WC & Utility.

External insulation.

New heating system, stove and full rewire.

AFTER



BUY & RENEW SCHEME EXAMPLE



SUMMARY

Housing For All Plan

Pathway 4

focuses on addressing vacancy & dereliction and maximizing the use of existing housing units through incentives and schemes.

THE NEXT STEPS

Vacant Homes Action Plan 2023-26

Future actions to bring vacant & derelict properties back into use.

Compulsory Purchase Order Activation Programme, Department of Housing initiative on acquiring, identifying and activation of vacant and derelict properties.

Vacancy Data Project; Field survey app to collect vacancy data for each Local Authority.

Vacant Homes Tax; Introduced in 2023 on Vacant Properties to bring them back into use.





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Tipperary County Council

Vacant Homes Officer

Nevan Phelan



**Supports to Owners of Vacant & Derelict
Properties.**

Thank You !

Any Questions?