



Comhairle Contae Thiobraid Árann
Tipperary County Council

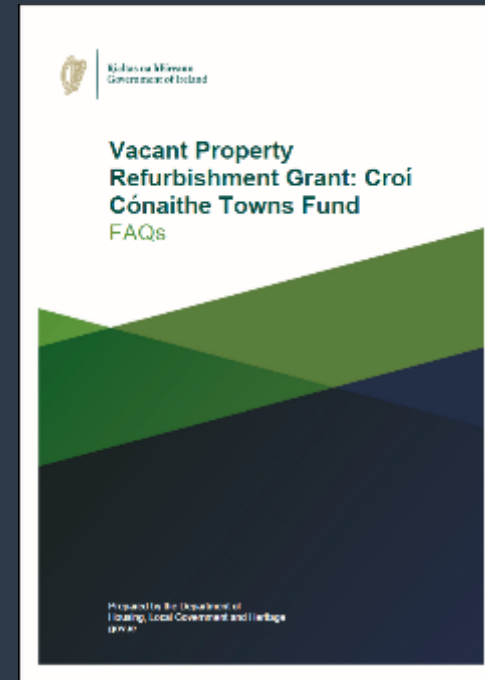
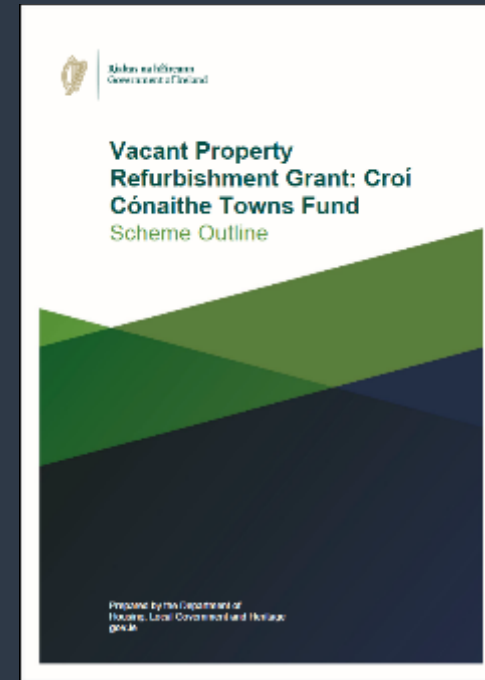
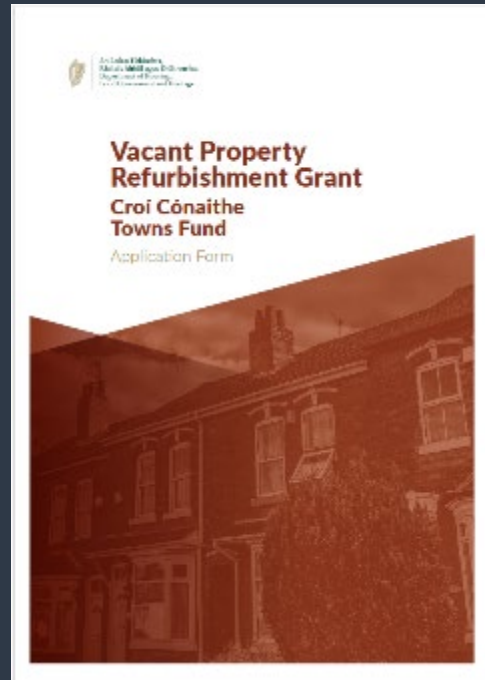
Vacant Homes Officer

Nevan Phelan

Supports available to Owners of
Vacant & Derelict Properties.

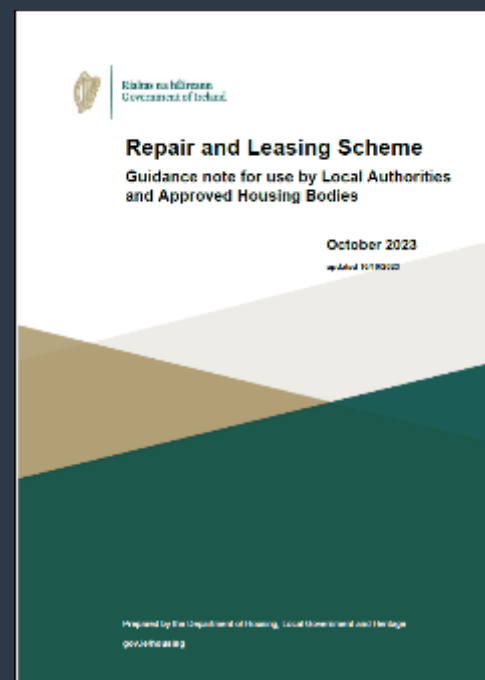


Support available from the Local Authority to Owners of Vacant & Derelict Properties



- Vacant Property Refurbishment Grant Scheme (Croi Conaithe).

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



1 - Contact Details	
Name:	
Address:	
Phone Number:	
Email Address:	

2 - Property Details	
Property Address:	
Details (indicate how many of each):	
Type (Appt, Duplex, Semi D, Bungalow etc):	
No. of Bedrooms:	
How many (all):	
Half Zone (Area):	
Planning Refers (DNR):	
Water Supply (Mains, GWS, Public Supply):	
Waste/Septic (Septic, Ind PWS, Septic Tank, None, etc):	
Heating (Gas, Oil, Electric, etc):	

3 - Property Characteristics	
Do you hold any other interests in the property?	
Is there a mortgage on the property?	
Do you have any other interests in the property?	

- Repair & Lease Scheme.

[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.

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 • Owner lives in the property as their Principal Private Residence (PPR)
Or
• Makes it available for Rent, (PRTB registration)

Planning • Evidence of planning permission for the development,
Or
• Submit declaration of exemption for the development,

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 available for 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

- There is a signed agreement between the Applicant and the Local Authority,
- 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



Department of Housing website;

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



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,**

- to ensure 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.

 Vacant Property refurbishment



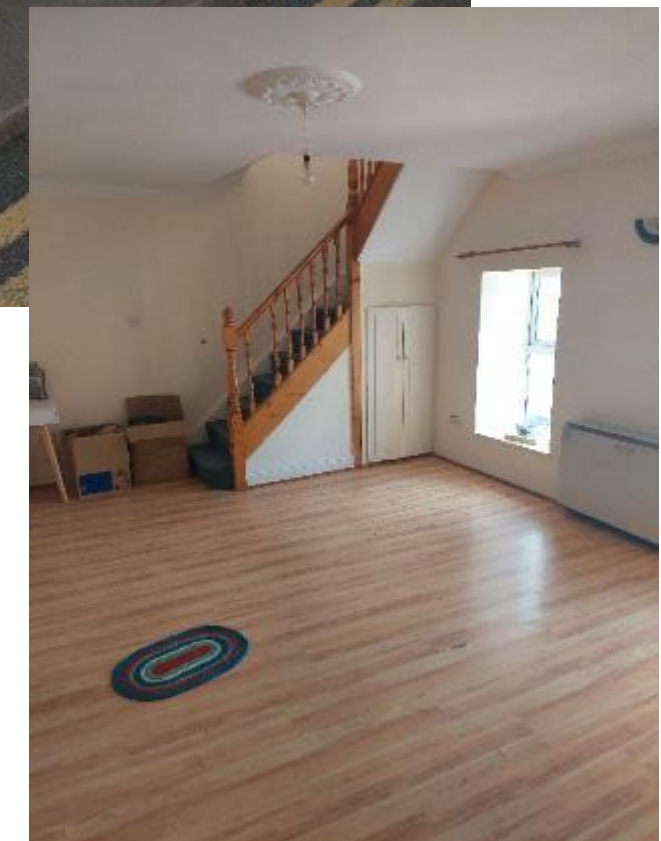
FROM THE OLD
TO THE NEW

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



Croi Conaithe RURAL
APPLICATIONS





Croi Conaithe TOWN
CENTRE APPLICATIONS;
- CLONMEL
- CARRICK ON SUIR



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



- 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 a loan of €80,000 per unit for repairs.
- Property owner agrees to lease 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 : **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

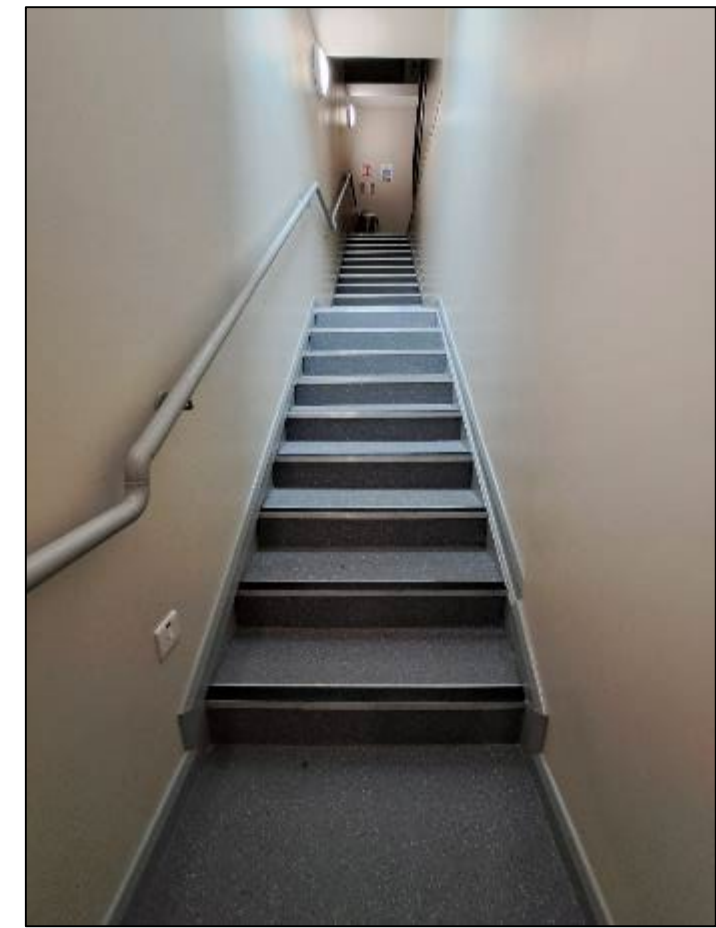
- Owners of a **vacant or derelict property** submit a Repair & Lease Initiative Enquiry Form to the local authority.
 - *Proof of Vacancy is required (12 months or more),*
 - *L.A assess the property suitability - following an evaluation process on housing need and viability of the property on a long term lease.*
 - *Requires compliance with planning permissions or exemptions/ Building & Fire Regulations/ & Min standards for Rented Houses Regulations.*
 - *Schedule of Works & Costings, including Floor Plans & Elevations of the units required.*
 - *Rents agreed.*
 - *Lease amount & Term and offset arrangements agreed with the owner & legal teams.*
 - *Contractors will carry out the works on the development.*
 - *L.A will carry out inspections during the works 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



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

- [1. The main benefit for property owners](#)
- [2. The difference between a Rental Availability Agreement and a direct lease](#)
- [3. Properties that are suitable](#)
- [4. The minimum standard required](#)
- [5. The role of Approved Housing Bodies \(AHBs\)](#)
- [6. Who will inspect the property](#)
- [7. Whether the property owner will have to arrange a contractor to complete the work](#)
- [8. Maximum value of works allowed under the scheme](#)
- [10. What the property owner can expect to receive in rent](#)
- [11. Minimum length of a lease](#)
- [12. Who is responsible for maintaining the property](#)
- [13. Will the property owner be the landlord](#)
- [14. If you want your property back before the end of the RAA or lease term](#)
- [15. Can I sell the property during the term](#)
- [16. What happens if the tenant damages the property](#)
- [17. 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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Tipperary County Council

Search

Home > Housing > Repair and Leasing Scheme

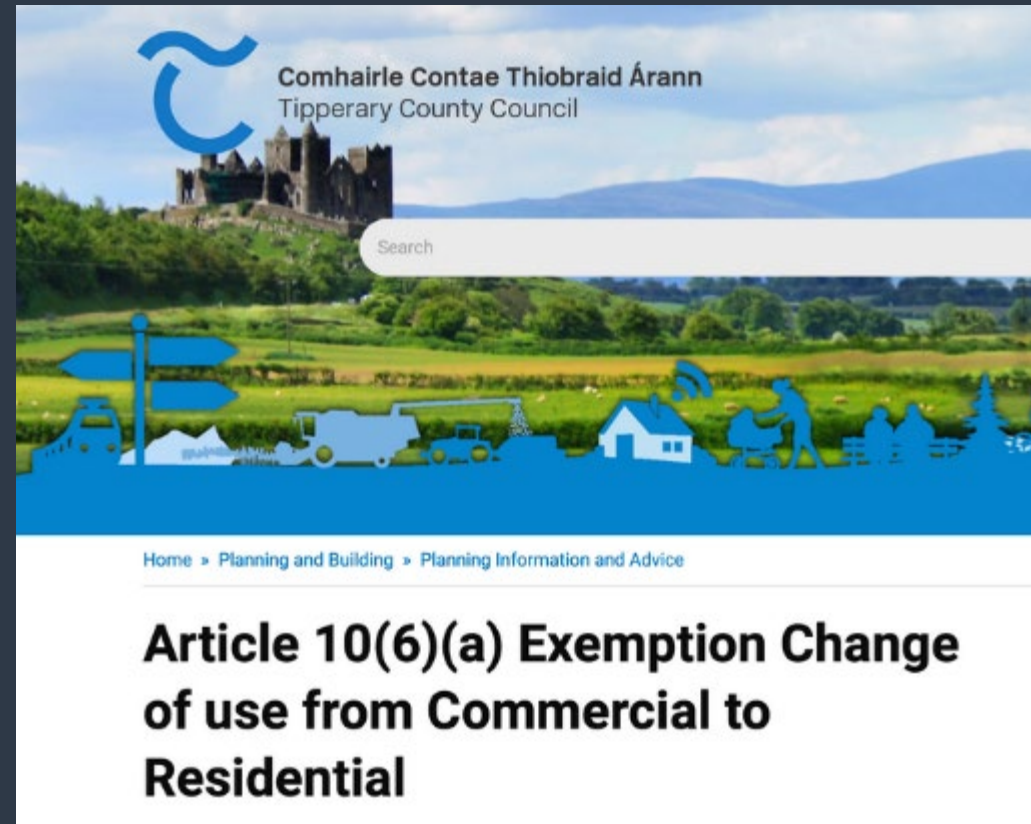
Repair and Leasing Initiative

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.

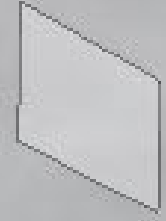
<https://www.gov.ie/en/publication/83f25-refurbishing-vacant-property-planning-permission-exemptions/>

Email: vacanthomes@tipperarycoco.ie

RLS end



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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Supports to Owners of Vacant & Derelict
Properties.

Thank You !

Any Questions?