



Comhairle Contae **Lú**  
**Louth** County Council

Your Council

for Your

Community

Compulsory Purchase Orders  
**“Friend or Foe”**

*Joe McGuinness*  
*Director of Housing*  
*Louth County Council*



# Context



**LOUTH 4,800  
SOCIAL UNITS**



**HOMELESS 171  
(15<sup>TH</sup> AUGUST)**



**ESTATE  
MANAGEMENT**

**DRUGS | CRIME | DUMPING**



**URBAN ENVIRONMENT  
TWO LARGEST TOWNS  
(DUNDALK & DROGHEDA)**



**JOINT POLICING  
COMMITTEES  
VACANT PROPERTIES**

**HOUSING LIST**

**2700**

**HOUSEHOLDS**



# Summary

- Problem
- Solution
- Replication
- Examples





# Problem

- **Vacant / Abandoned Dwellings!**
  - Unsightly
  - Anti social behaviour
  - Impact on neighbourhood
  - Multiple vacancy/multiple issues
  - Housing authority reputation





# Map

- First Use
- Multiple Vacant & Derelict Units
- Overall affect on area
- Difficulty in making allocations





# Solution

- Acquire by Compulsory Purchase Order
  - Provide a social unit
  - No impact on housing market prices
  - Provide construction jobs/refurbishment works
  - Improve estate management
  - Cost effective





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# Replication

- Funding proposed to Department of Housing
- Buy & Renew Scheme
- National Funding now in Place







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# Examples – 42 Doolargy Avenue, Muirhevnamor



After



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# Examples – 18 Sliabh Foy Park



Before



After



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# Examples – 25 Villa Park, Greenacres



Before



Near completion



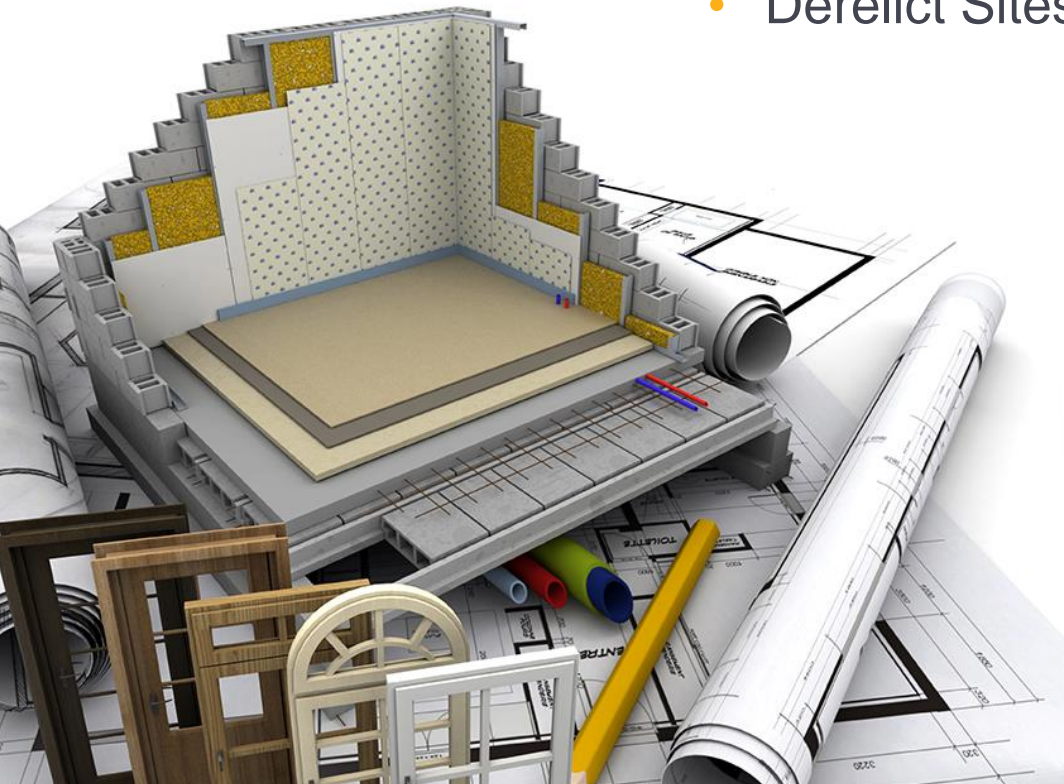
# Outcomes - Louth

• Acquired to date	51
• By Agreement	9
• Refurbished & tenanted	22
• Average refurbishment cost	€65,410
• Number compensation paid	6
• On site	9
• Refurbished, design stage	14
• In CPO process	22
• CPO withdrawn	29
• <b><u>Reasons for vacancy for 51above</u></b>	
• Owner not known/gone	13
• Financial distress	38



# Finding Appropriate Units

- Assessment of Housing Need should identify areas of priority
- Any Single Storey should be considered for Disability Need
- Derelict Sites Register





# Learning

- CPOs are an asset
- Read the law and the documentation
- Be pragmatic
- Vacancy is a challenge to the Community!





# Process from Start to Finish



Notice of Intention to make CPO

No Objections or Confirmation of Order By An Bord Pleanála – Notice of Confirmation to owners

Minimum of **3 weeks later**, Notice to Treat on anyone who has an interest in the lands (*incl Financial Burdens*).

Anytime after that Notice to Entry, giving **3 weeks notice** of intention to enter on lands on a given date. (*such date is when compensation is liable*)

**Six months** after that the land is vested by way of Vesting Order and submitted to the Property Registration Authority





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# Thank You

# Go raibh maith agat


**Contact**

1890 202 303  
info@louthcoco.ie





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**County Hall**   
Millennium Centre  
St Alphonsus Road  
Dundalk  
A91 KFW6

**Townhall**  
Crowe Street  
Dundalk   
County Louth  
A91 W20C

**Civic Centre**  
Fair Street  
Drogheda   
County Louth  
A92 P440

**Mid Louth Civic Services Centre**   
Fair Green  
Ardee   
County Louth  
A92 RYT2