



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

Activation of vacant and derelict properties – Vacant Property Refurbishment Grant

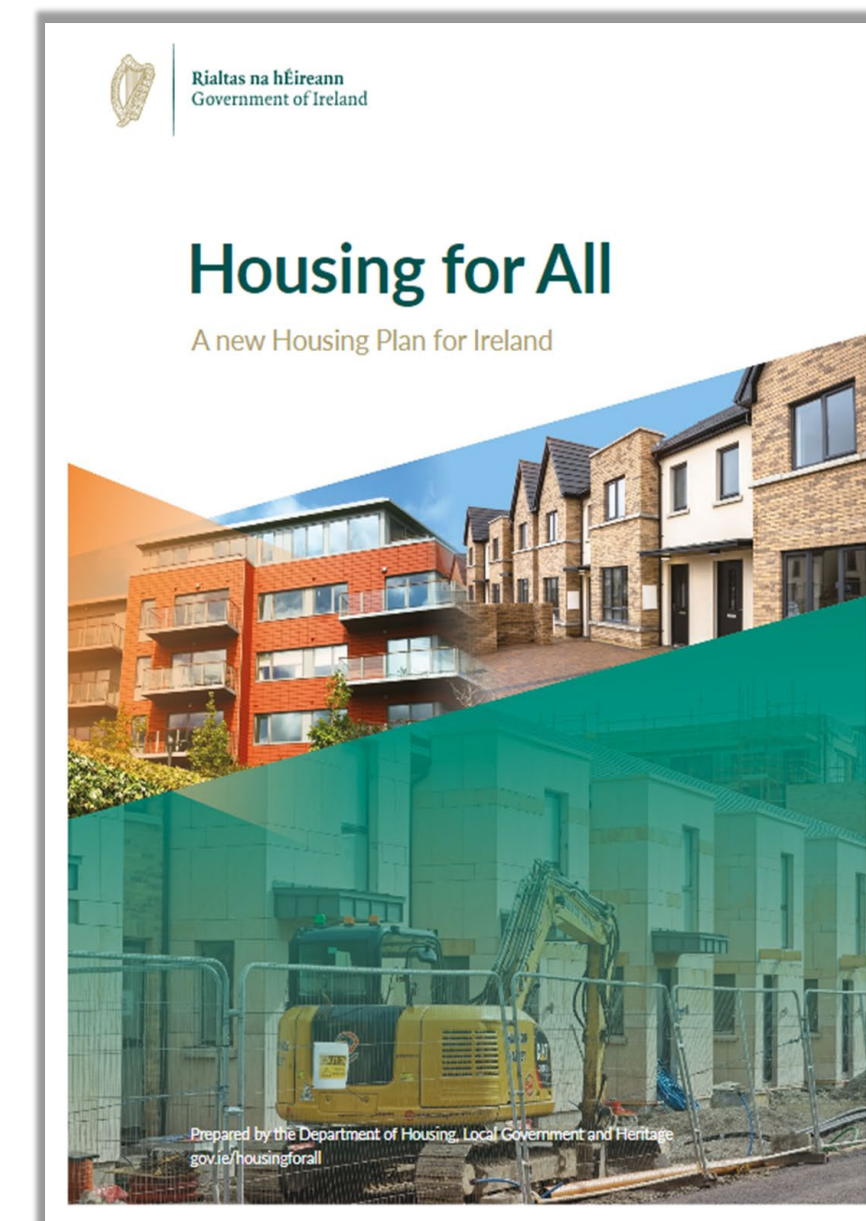
Teagasc presentation

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Addressing vacancy



- Addressing vacancy and making efficient use of existing housing stock – key objective of Government:
 - Pathway 4 of the Government's Housing Strategy – *Housing for All* sets out 22 actions to address vacancy.
- Bringing vacant properties back into use provides homes, supports the rejuvenation of towns, villages and cities, while also meeting environmental objectives.
- Dedicated Vacant Homes Unit in the Department to:
 - Drive, co-ordinate, support actions at central and local government level in identifying vacant properties and activating them and
 - Support work of Vacant Homes Officers in each local authority



Croí Cónaithe Towns Fund



- Two schemes:
 - **Vacant Property Refurbishment Grant** – support to refurbish vacant and derelict properties to be used as homes - launched in July 2022
 - **Ready to Build Scheme** – local authorities provide serviced sites in towns and villages for sale, to eligible applicants to build new homes - launched Sept 2022
- Objectives:
 - ✓ Support bringing vacant properties in cities, towns, villages and rural areas into residential use
 - ✓ Make such homes an affordable option for buyers
 - ✓ Add vibrancy to towns, villages, cities, rural areas,
 - Target – to deliver 4,000 homes by 2025.

Vacant Property Refurbishment Grant - outline



- Grant launched in July 2022, subsequently expanded Nov 2022 & May 2023.
 - Grant up to a max of €50,000 for the refurbishment of vacant properties for occupation as a principal private residence or made available for rent.
 - A top-up grant of up to €20,000 where the property is confirmed to be derelict (€70,000 in total).
 - Vacant and derelict properties on islands – higher maximum grant level – €60,000 / €84,000
- Property must be vacant for 2 years and built prior to 2008
- Proof of ownership required (must own property / be in process of buying it)

Vacant Property Refurbishment Grant – eligibility criteria



- Available for eligible properties in cities, towns, villages and rural areas
- Grant available to individual applicants (companies/organisations ineligible)
- Eligible properties - residential, living over the shop units, vacant commercial (planning exemptions available for conversion into residential use), former public use buildings.
- Property - principal private residence or to be made available for rent
- Where property to be rented, tenancy must be registered with Residential Tenancies Board prior to Grant issuing.
- Max of two grants payable to one applicant (only one of which can be for rent)

Works covered – Maximum cap on specific elements



- **1.** Demolitions/Strip-out/Site Clearance (up to max Grant amount)
- **2.** Substructure Works (up to max Grant amount)
- **3.** Superstructure Works (up to max Grant amount)
- **4.** Completions (e.g. Doors, windows, frames, etc.)
- **5.** Finishes
- **6.** Services (up to max Grant amount)
- **7.** Fittings
- **8.** External Works
- **9.** Extension (up to max Grant amount)
- **10.** Professional services associated with works

Clawback



- Required that the applicant live in the property or make it available to rent for a period of at least five years from date of payment of the Grant.
- If they sell the property / it ceases to be their PPR / the property is no longer available to rent, within 10 years from payment of the grant, they must reimburse the local authority as follows:

| Up to 5 years | Over 5 years and less than or equal to 10 years | Over 10 years |
|--------------------|---|---------------|
| 100% of grant paid | 75% of grant paid | No clawback |

- A charge document must be signed by the applicant and the local authority, when the works are completed and approved and prior to drawdown of the grant. This contains the clawback agreement.

Applicant journey



- ✓ Application submitted to the relevant local authority (with required supporting documentation)
- ✓ Application assessed by local authority
- ✓ Site visit by local authority to check works applied for
- ✓ Decision made. Where approval given, approval letter includes amount approved
- ✓ Works can commence once approval issued
- ✓ 13 months to complete works from approval
- ✓ Works completed – final site visit by local authority to check works approved are completed
- ✓ Submission of invoices by applicant
- ✓ Charge document signed and registered with the PRAI
- ✓ For rental properties, proof of registration of the tenancy with the RTB provided to the local authority before drawdown of the grant
- ✓ Grant issued

Vacant Property Refurbishment Grant



- To date:
 - 6,700 applications received,
 - 3,764 approved,
 - 161 paid, as works completed,
- Average processing time across local authorities – 90 days
- Projected significant increase in grant payments issuing in 2024 based on approvals in previous 13 months

VPRG before and after



Monitoring and Review



- Statistics published quarterly by the Department - [gov](http://www.gov.ie) - [Vacant Property Refurbishment Grant statistics \(www.gov.ie\)](http://www.gov.ie)
- Review of Croí Cónaithe Schemes including vacant property refurbishment grant to be completed by Q2 2024
- Link to further information on grant <https://www.gov.ie/en/service/f8f1b-vacant-property-refurbishment-grant/>

Questions?

Contact details



VHU@housing.gov.ie - Vacant Homes Unit, DHLGH

VHO Contact Details available Dept. Website:

<https://www.gov.ie/en/publication/f59b3-vacant-homes-officer-contacts/>

<https://www.gov.ie/en/publication/31da3-populated-off-shore-islands/>

Individual Local Authorities Websites