



Comhairle Cathrach Chorcaí
Cork City Council

How does Cork City Council encourage the removal of dereliction?

Informal Negotiation: Ongoing contact with the owner to ascertain their plans. Often, they will provide an undertaking to carry out improvement works, and at times this may happen. We also work with other agents to assist in establishing ownership if unknown, or to make contact with new owners to ensure a 'plan' as such is intended for the site.

Placement on the Register: If an issue remains unresolved and the dereliction is ongoing, the site is placed on the Derelict Sites Register. The Derelict Sites Register can be publicly inspected, this may give potential purchasers of derelict sites the opportunity to contact an owner and offer to purchase the site, and this may lead or make a step towards the removal of dereliction. The following year an owner will be charged a levy (7% of the market value of the property) until the dereliction is removed.

I have a derelict site, are there grants which can assist to bring my site back into use? Yes, there are a number of support schemes in place which can help bring a vacant home or a derelict site back into use. You'll find the links on the next page. Cork City Council is keen to fully utilize housing stock in the city centre. There are numerous buildings and upper floors lying empty, which could be made into housing accommodation. There are a number of supports to assist owners convert these empty spaces into homes. Cork City Council are also available to provide information and guidance.

Where can I find the Derelict Sites register?

The Derelict Sites Register is available for inspection at the City Hall Reception Desk during normal opening hours, and online, on the Cork City Council website.

What is the Derelict Sites Register?

Each local authority must keep a register of all derelict sites in its area, containing:

- Location of each derelict site
- Name and address of the owner
- Current market value of each site carried out by the local authority or by an authorised person.



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Contact us with a vacant site or derelict site query

Strategic & Economic Development,
Planning Policy section,
Cork City Council,
2nd Floor, City Hall, Cork, T12 T997

Email: derelictsites@ corkcity.ie or vacantsites@ corkcity.ie

<https://www.corkcity.ie/en/council-services/services/planning/derelict-vacant-sites/derelict-sites.html>



Grant Supports to help bring
derelict sites and vacant
homes back into use.

There are a number of support schemes in place which can help bring a vacant home or a derelict site back into use. Cork City Council is keen to fully utilize housing stock in the city centre. There are numerous buildings and upper floors lying empty, which could be turned into housing accommodation.

REPAIR & LEASE SCHEME

A new Repair and Leasing Scheme has been developed to bring vacant properties into social housing use. The scheme is aimed at owners of vacant properties, who cannot afford the repairs needed to bring their property up to the standard for renting.

Please see:

https://www.citizensinformation.ie/en/housing/housing_grants_and_schemes/repair_and_leasing_scheme.html or Contact Cork City Council's, Housing Department at housingcapital@corkcity.ie

BETTER ENERGY HOMES SCHEMES

The Better Energy Homes scheme gives grants to homeowners to improve energy efficiency in their homes. Landlords and owners of more than one property can also apply for a grant under the scheme. Please See:

https://www.citizensinformation.ie/en/housing/housing_grants_and_schemes/home_energy_saving_scheme.html

BETTER ENERGY WARMER HOMES SCHEME

The Better Energy Warmer Homes Scheme aims to improve the energy efficiency and warmth of homes owned by people on low incomes. It is operated by the Sustainable Energy Authority of Ireland (SEAI). Please see:

https://www.citizensinformation.ie/en/housing/housing_grants_and_schemes/warmer_homes_scheme.html

GRANTS FOR SOLAR PANELS & BATTERY SYSTEMS

Grants for solar panels and battery systems: The Solar PV Scheme provides a once-off grant towards the purchase and installation of solar photovoltaic (PV) panels and/or a battery energy storage system in homes. The Solar PV Scheme is administered by the Sustainable Energy Authority of Ireland (SEAI). Please see:

https://www.citizensinformation.ie/en/housing/housing_grants_and_schemes/Grants_for_solar_panels_and_battery_systems.html

BUILT HERITAGE INVESTMENT SCHEME

Financial assistance is provided to assist with the conservation and restoration of heritage properties through schemes, which are generally administered by the local authorities. Please see:

<https://www.corkcity.ie/en/council-services/services/arts-culture-heritage/built-heritage/conservation-grants.html>

LIVING CITY TAX INITIATIVE

Tax relief is provided in exchange for refurbishing or converting existing properties within the designated area in Cork City. A property can be a house, apartment, shop or any kind of structure and can include all or part of a property. Please see:

<https://www.corkcity.ie/en/council-services/services/planning/city-centre-revitalisation/incentives-and-grants.html>

ARCHITECTURAL CONSERVATION AREA GRANT

Cork City Council has annually allocated funds to the scheme to assist the owners of historic buildings in the 36+ Architectural Conservation Areas across Cork City to undertake works necessary to secure their conservation. Works can include repairs to roof, historic windows, historic doors, repair of elevations, repairs to historic ironwork / boundary treatments, repairs to historic shopfronts / other special building details and painting of buildings. Please see: <https://www.corkcity.ie/en/council-services/services/arts-culture-heritage/built-heritage/conservation-grants.html>

Information on the Historic Structures Fund can also be found on the above webpage

FREQUENTLY ASKED QUESTIONS

What is a Derelict Site?

Any property/land which detracts, or is likely to detract, to a material degree from the amenity, character, or appearance of land in the neighbourhood in question because of neglected or unsightly condition.

What qualifies as a Derelict Site?

A site can be classified as 'derelict' if it meets the following criteria: It contains land or structures that are: in a neglected or unsightly condition. It contains dangerous or ruinous structures. It has accumulated a lot of litter or other waste due to the vacant nature of the site and illegal public dumping/ littering.

What are some of the indicators of dereliction?

Broken, missing, or boarded up windows; Partially demolished/ ruinous building(s); Dirty facade/ peeling paint; Graffiti; Loose masonry or falling plaster; Holes in roof; Plants growing out of masonry or roof; Unsecured entrances, trespass, or squatters; Missing/broken/ leaking rainwater; gutters or downpipes; Rotten timber; Litter / Illegal dumping; Unsightly boundaries (damaged hoarding, etc.)

What are the responsibilities as an owner/ occupier of a derelict site?

Section 9 of the Derelict Sites Act 1990, establishes it is the duty of every owner and occupier of land to take all reasonable steps to ensure that the land does not become or continue to be derelict.

How do I report a Derelict Site?

You can report a Derelict Site in the following ways: complete an online form on the Cork City Council website.

Email your complaint to derelictsites@corkcity.ie

send a letter to Derelict Sites, Planning Policy Section, City Hall, Anglesea St, Cork.

What happens when I make a complaint?

Cork City Council investigates all complaints. If a site qualifies as derelict, but it is considered that issues can be easily remedied within a relatively short timeframe, Cork City Council will work informally with a property owner instead of serving a legal notice. In other instances, the City Council may serve a legal notice requiring works to be carried out, add the property to the Derelict Sites Register (which results in a 7% annual levy on the market value of the property). You may contact the derelict sites section with any query about the derelict sites process.