

Vacant & Derelict Sites Approaches to Active Land Management



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May 2018



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Dublin City Council

Active Land Management

- Property management is an integral part of a Local Authority's service:
 - Derelict sites
 - Disposal/Acquisition
 - Conservation of Buildings
 - Development Management

The City Council is now pro-active in targeting underutilised, vacant and derelict lands and buildings – Active Land Management Unit

- Drawing from existing units and expertise
 - Multi-disciplinary team
 - Full Involvement of City Valuers Office
- This change in direction has been influenced by the advent of the vacant sites levy legislation and the statutory requirements that will be imposed on the Council under this legislation.



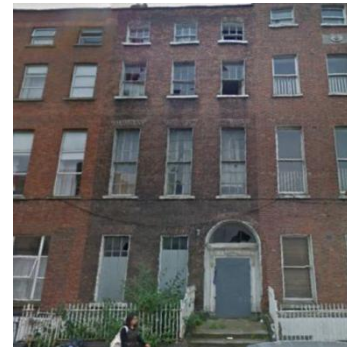
Active Land Management Initiatives

- **Derelict Sites Register:** Focus on residential properties
- **Vacant Sites Register:** Levies collectable from 2019
- **Living City Initiative:** City Centre Regeneration
- **Regeneration Projects:** Strategic properties in DCC ownership



Derelict Sites Register

- 81 properties on the register – (c.19 Commercial)
- Compulsorily acquired 11 residential properties in 2017 & 1 by agreement
- Notice published March & May to acquire a further 8 compulsorily
- Further 18 properties identified for acquisition
- Service of notices also results in:
 - Owners doing necessary works
or
 - Releasing property to market



Vacant Site Register

- 75 sites on the register
- 29 sites to go on the register on 14th May 2018
- 1,100 sites surveyed
- 179 notices of proposed entry served
- 110 submissions received
- 22 appealed to An Bord Pleanála
- 14 sites in Dublin City Council ownership on the register
- 3% levy due from 2019 & 7% due from 2020



Living City Initiative

- Limited take up
- Amended Scheme re-launched
- One Stop Shop established and Multi-disciplinary Team in place to assist property owners
- New publicity material produced and media campaign to promote scheme



Location Map

Living City Initiative

Special Regeneration Area



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Regeneration projects

- Housing Land Initiative Sites
- Depot Sites
 - Gulistan
 - Stanley Street
- Ballymun
 - Site for Lidl & Student Accommodation
 - Shopping Centre Site
- Cherry Orchard
 - Site for retail- 4 acres
- City Markets regeneration



Active Land Management

Use of Compulsory Purchase Order (CPO)

Proposed CPO's for:

- Ryder's Row/Capel Street/Parnell St.
- Werburgh Street/Ship Street
- Exchange Street Upper/Lower
- James' Street



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Conclusions

Resources:

a) New administration unit established to coordinate various strands e.g. Derelict Sites, Vacant Sites, Disposals/Acquisitions

b) Multidisciplinary & Interdepartmental Teams

Finance:

DCC Budget in place to acquire properties



Thank You

Finance SPC

Thursday 17th May 2018



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