

Bringing Derelict and Vacant Properties Back into Use under Housing for All



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Mayo County Council



*24th June, 2025
Tom Gilligan, DOS*

National priority to bring derelict and vacant properties back into use

Supports:

- Housing Supply
- Sustainable Development
- Regeneration
- Climate Goals



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The Role of Building Regulations

Why Building Regulations Matter:

- Ensure safety, health, energy efficiency in reused buildings
- Protect occupants and public
- Enable sustainable reuse of structures
- Support long-term value and market confidence



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Building Control in Practice

Key Role of LAs' and NBCMSO:

- Provide guidance to property owners and professionals.
- Ensure compliance during reuse projects.
- Manage BCMS
- Support consistent national approach through NBCMSO



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Works to Existing Dwellings

Common Scenarios in Derelict / Vacant Property Projects:

- ❖ Change from commercial to residential use.
- ❖ Major renovation / deep retrofit.
- ❖ Reinstating previously unsafe or uninhabitable dwellings.



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Practical Focus Areas

Key Compliance Areas:

- Structural Safety (Part A)
- Fire Safety (Part B)
- Energy Efficiency (Part L)
- Sound (Part E)
- Ventilation (Part F)
- Access and Use (Part M)
- Electrical Safety and Mechanical systems



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Challenges

- Many derelict / vacant buildings are pre-regulations or non-compliant.
- Cost of full compliance can affect viability
- Complex decisions re: conservation vs modern standards
- Skills shortage in conservation and retrofit.
- Fewer numbers than with a greenfield site.
- Significant resources involved.



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Opportunities

- Grants & supports: Croí Cónaithe, URDF, Repair & Lease.
- Delivering housing in town centres and villages.
- Supporting Age-Friendly and sustainable housing.
- Using Modern Methods of Construction (MMC) where appropriate.



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Bringing Back Homes

Manual for the Re-use of Existing Buildings:

The Bringing Back Homes Manual provides property owners, members of the public, local authorities and those involved in the construction industry with guidance to facilitate the reuse of old and vacant buildings – bringing them back as homes.



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Bringing Back Homes

Manual for the Reuse of Existing Buildings:

The manual details:

- ✓ the housing policy context
 - ✓ regulations and technical guidance, as well as
 - ✓ guidance on the schemes and supports available to bring vacant and derelict properties back into use as homes
- The BBH manual also lists several examples of properties that were successfully brought back into use using the schemes and supports available.



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Repair & Leasing Scheme



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Repair & Leasing Scheme

The Finished Product



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Vacanthomes.ie

- Mayo County Council is the lead authority on behalf of the local government sector
- Crowd-sourcing – Members of the public record vacant properties via the www.vacanthomes.ie web portal
- Local People have the Local Knowledge



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Benefits of bringing Vacant Homes back into use

- Essential for housing and regeneration targets.
- Protects our heritage, environment and culture.
- NBCMSO & LAs' play a vital enabling role.



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The End

Thank you for listening