



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

AILG Webinar

URDF Call 3 Funding Round

The Role of Elected Members

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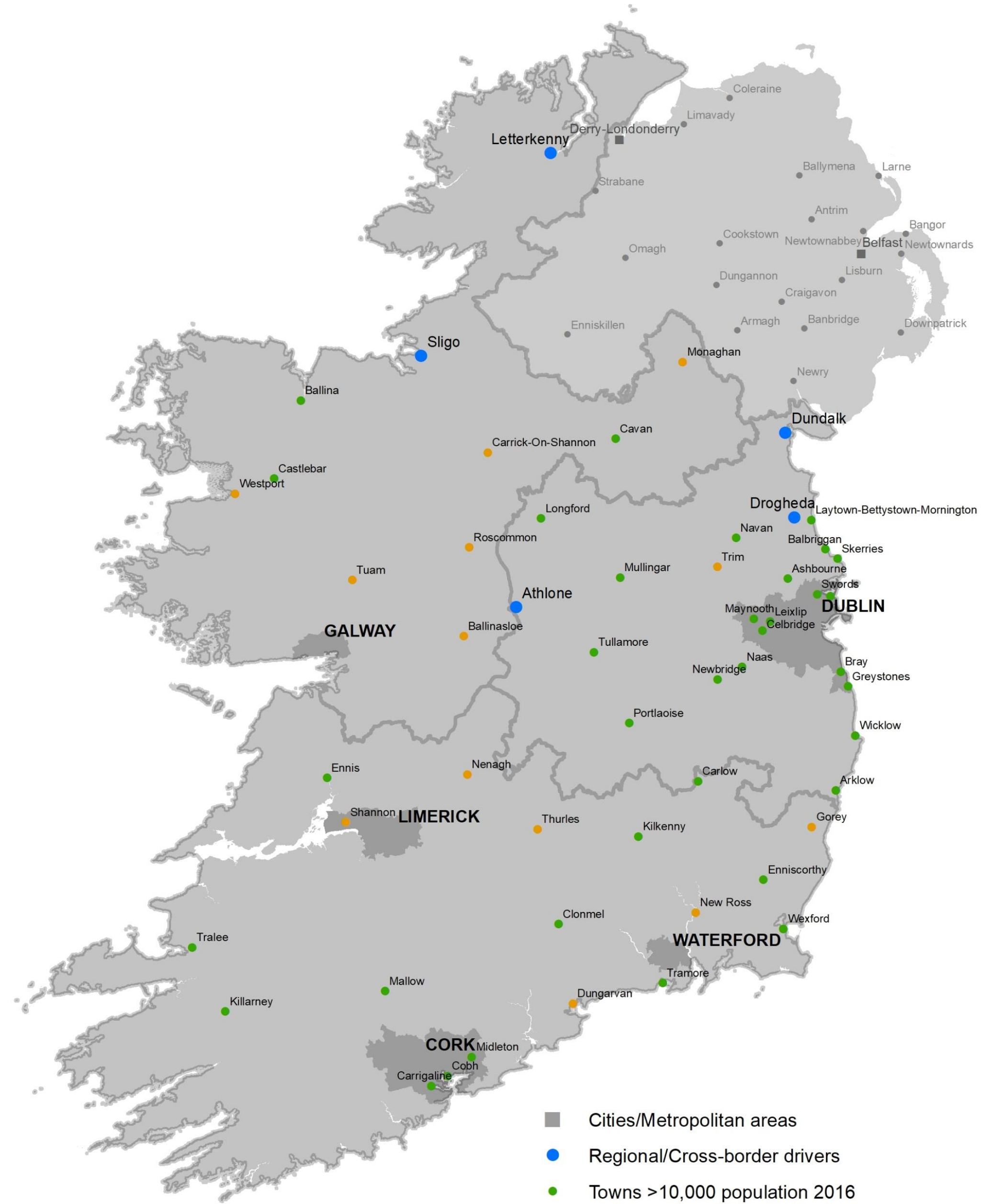


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Urban Regeneration and Development Fund - Background

- €2Bn URDF programme approved under the NDP funding envelope 2018-2027. Extended to 2030 under revised NDP.
- Provided so as to support targeted growth in designated metropolitan areas of Dublin, Cork, Limerick, Galway & Waterford, the Regional Centres of Drogheda, Dundalk, Athlone, Letterkenny & Sligo and 49 other large towns
- The fund supports the NPF by developing strategic urban areas of critical mass based on qualitative place-making, compact urban growth, climate resilient investment and targeted urban renewal/regeneration projects which support employment, housing and the long term *viability* of places;
- Local authority led projects with up to 75% grant funding available from URDF. Call 1 (2019) and Call 2 (2021) approved funding of circa €1.5bn for almost 400 projects across URDF cities and towns
- Example of the types of projects being funded
 - *Public Realm Improvements, Transport Projects (Roads, Rail, Bridges), Sports Facilities, Site Enabling Works and Services, Public Parks, Community Buildings, Remote Working Hubs, Office Accommodation, Acquisition of Sites & Vacant & Derelict Buildings*

Cities and Towns Eligible to Apply for Urban Regeneration Development Fund



- Cities/Metropolitan areas
- Regional/Cross-border drivers
- Towns >10,000 population 2016
- Towns <10,000 population, >2,500 jobs 2016

and Heritage



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Call 3 Funding - Tackling Long Term Vacancy & Dereliction

- Call 3 (2023) – €150m revolving fund to tackle long term vacancy (>2 years) and dereliction, supporting the Town Centre First Policy and accelerate the provision of residential accommodation in towns
- Each LA has submitted a list of properties they consider eligible and suitable for acquisition and return to use using Call 3 funding
- Properties submitted are being mapped by DHLGH with a view to approving a programme of acquisitions for each local authority which prioritises properties located in town centres which when returned to use will deliver residential accommodation
- A delegated sanction will be provided for each LA to proceed with the acquisition of properties on the approved programme without recourse to DHLGH
- Across all 31 LAs 1,550 properties and brownfield sites have been identified for acquisition at an estimated cost of €438m
- LAs are to target properties which are either not on the market for sale or to which the market has not responded and acquire by agreement or through CPO under the Derelict Sites Act, 1990



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Call 3 Funding - €150m Revolving Fund – How it Will Work

- End Q2 2023 each LA will receive an approved acquisition programme, a delegated sanction to proceed with acquisitions and a financial allocation which will allow them to press on with acquisitions without any requirement for borrowing or cash flow from own resources (100%)
- LAs are being asked to acquire these problem properties in order to get them out of the hands of owners who cannot or will not do anything with them and into the hands of person who will bring them back into use for residential purposes in the first instance
- LAs will therefore offer the acquired properties for sale to purchasers who will undertake to return them to use within agreed timelines with contractual conditions/arrangements being put in place by the LA to ensure purchasers meet their commitments
- It is not intended that LAs would carry out all works necessary to return properties to use. Some minor works to make the properties more attractive for sale will be facilitated and funded by DHLGH



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Call 3 Funding - €150m Revolving Fund – How it Will Work

- The end user will be required to pay the market value for the property and the funds received by the LA will be used to replenish their Call 3 fund so that a rolling programmes of acquisitions and disposals can be put in place by each LA. Purchasers can avail of the various grants available eg vacant homes, SEAI etc. or the Repair & Lease Scheme if eligible.
- Call 3 funding should not be used for long term vacant or derelict properties which are intended by the LA to be used for social housing. 100% funding is available from the Department for such projects.
- LAs will be allowed to drawn down up to 50% of their funding allocation but any further funding drawdown will require the LA to demonstrate that acquired properties are being returned to use.
- All properties being disposed of will require S.183 of the LG Act, 2001 to be invoked (Disposal Notice - Elected Members)
- When S.183 is invoked the local authority (elected members) may resolve that the disposal shall not be carried out or that it shall be carried out in accordance with terms specified in the resolution



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Call 3 Funding - Role of Elected Members

- Section 183 of the Local Government Act, 2001 requires that a disposal notice is placed before the elected members before the disposal can proceed
- The disposal notice must set out a description of the land/property being disposed of, from whom it was purchased, to whom it is being sold, the consideration and any covenants, conditions and agreements which apply to the sale
- The proposed disposal cannot proceed if the elected members resolve that the disposal should not proceed
- Elected members have therefore a critically important role to play if the Call 3 revolving fund programme to tackle long term vacancy and dereliction is to succeed within each LA (Also likely to be applicable to the HfA 2,500 CPO targeted properties)
- DHLGH requirement under the programme is that the purchaser commits to returning the property to use within reasonable timelines. The end use is open to all residential tenure types
- LAs will be required to enter agreements with purchasers to ensure that they return the property to use.



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Call 3 Funding - Miscellaneous Items

- Duration of the Programme
- Social Housing
- Commercial/Industrial Properties
- Community Uses
- Oversight
- Speculation