

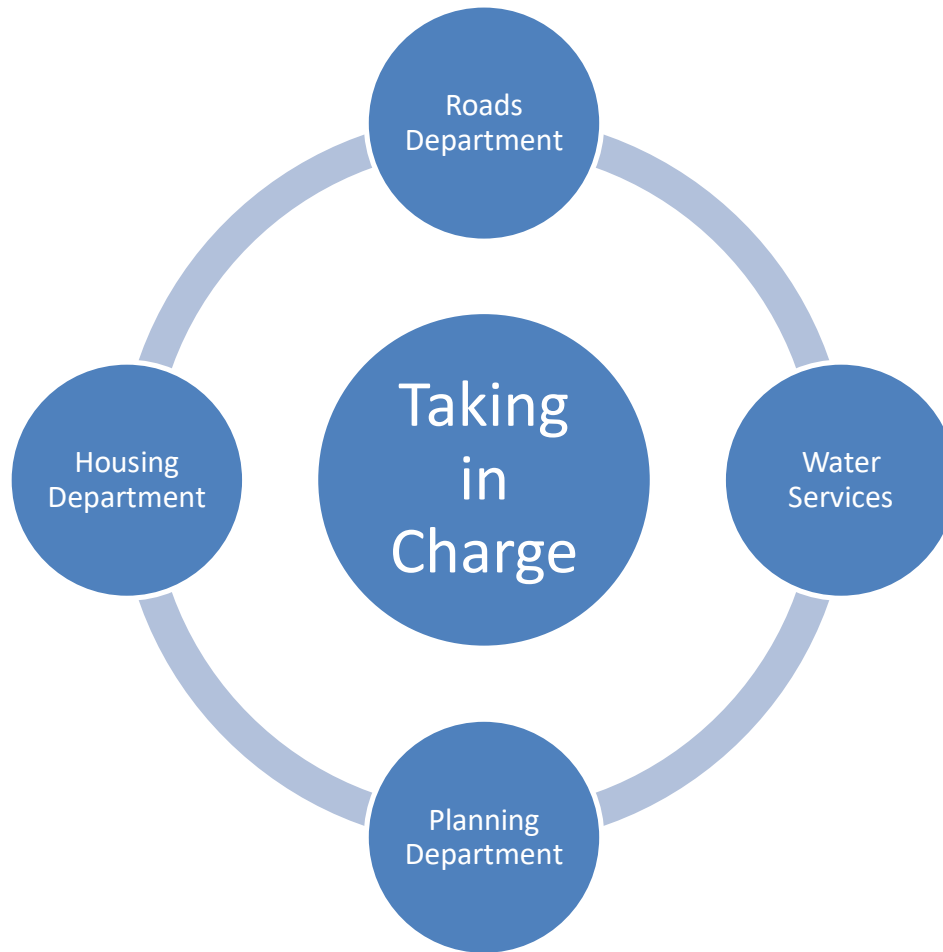
# From Exorcising Ghost Estates to Creating Spirited Communities

Dedicated Multidisciplinary Team  
with Delegated Functions Engaging  
all Stakeholders

# Why

- Economic Boom
- Tax Incentives for building houses – houses built in areas which did not have sufficient demand or appropriate services – housing excess of approximately 350%
- Recession – Housing estates left unfinished, in dangerous conditions
- Poor quality of life for residents in those areas

# Previous Situation





**Making  
International  
Headlines**



# Key Figures

- 30 vacant units per 1000 population – second highest level in country
- Department of Environment highlighted 77 estates in need of intervention in County
- Longford County Council took broader approach – identified 128 estates

# Unfinished Estates Team



- Multidisciplinary Team
- Derogation Powers
- Single Point of Contact
- Identifying priorities
- Consistency
- Collaboration

August 2011



Comhaltas Párlaiminte Rialtas Áire  
Environment, Community and Local Government

## Managing and Resolving Unfinished Housing Developments

Guidance Manual



Comhaltas Párlaiminte Rialtas Áire  
Environment, Community and Local Government



**Circular Reference: Housing 44/2011**

3 November 2011

### **Application of the Local Government (Sanitary Services) Act, 1964**

To each Director of Housing, Director of Planning, Unfinished Housing Development team, and Enforcement Officer

A chara,

In light of the ongoing work in relation to addressing the serious problems that have arisen on some unfinished housing developments, specifically those sites which have been identified by local authorities as Category 3 and 4 developments, where there is no on-site activity and there are significant planning, building control compliance and public safety issues to be addressed, the Department would like to remind local authorities of the powers available to them under the Local Government (Sanitary Services) Act, 1964.

## Consultation at National Level

## LONGFORD COUNTY COUNCIL



### Residents Information Leaflet Works Programme – Cleann Riada Development

#### CURRENT WORKS IN PROGRESS

Longford County Council procured a specialist contractor to carry out a comprehensive CCTV survey and analysis of both the foul and storm internal networks within the Cleann Riada development. The evidence from these detailed surveys has revealed that whilst some repairs are necessary on the foul and storm networks, overall the construction and condition of the networks are satisfactory.

Longford County Council is now procuring a suitably competent contractor to carry out the necessary repairs to the foul and storm networks within the estate, to ensure an acceptable "taking-in-charge" standard is achieved.

An additional eleven no. public lighting columns and associated fittings were installed over the Christmas period. Some of these placements require formal ESB connections before the lights can be turned on, this process is currently being progressed and all additional lights will be turned on in the next two weeks.

An inspection of the existing public lighting network was also carried out to ensure it meets the required standard for Taking in Charge purposes and has full electrical compliance certification.

A Falling Weight Deflectometer Test (FWD) was carried out on the internal road network by an approved contractor in order to determine its fitness for purpose. Longford County Council will carry out the necessary works to a Taking in Charge standard.

Replacement of defective and un-supported concrete panel fencing throughout the estate is currently being advanced. This includes for the replacement of all timber panel fencing with concrete panels in all private/public boundary areas subject to further consultation with the homeowners.

#### PLANNED WORKS

Other works that the Council intend to carry out in the coming weeks/months include:

1. The placement of four no. vent shafts and associated civil works at strategic dead end locations in order to continuously vent the entire main foul sewer network.
2. The raising of all manholes and gullies within the estate flush with finished road level. This work also includes the replacement of defective manhole lids, some of which are missing security latches. Additional gullies will also be placed in order to enhance the road drainage.

## Consultation at Local Level – Community Involvement

- Open Communications with Residents fundamental –
- weekly updates given to residents during works
- residents encouraged and aided to set up Residents Association
- Residents invited to make submission on Site Resolution Plans















# Improve Quality of Life of Residents

- Strategic Working Group established in particularly problematic area
- Established by Manager of Unfinished Estates Team
- Included representatives of the community, including businesses and police
- Received Pride of Place Award due to strategic and collaborative approach adopted



# What Now

- Unfinished Estates largely dealt with
- Unfinished Estates Team developed into Regeneration Team, with the input of planning expertise
- Addressing the wider issues facing Longford County
- Aim of ultimately improving quality of life for the people of Longford