
MEATH COUNTY COUNCIL - INTERNAL REPORT - VACANT HOMES

From: Yvonne Hyland, Vacant Homes Officer, MCC

To: Pat Shore, Town Regeneration Officer, Rural Regeneration, MCC

Date: 17th June 2025

Reference: Vacant Property at 4 St Brigid's Villas, Trim, Co Meath C15 EH24 – MH56209F

This report is carried out by Yvonne Hyland, Vacant Homes Officer for Meath County Council to provide a detailed timeline on efforts made to bring this vacant property back into use in line with the Government's Housing for All Plan and to determine if it is necessary to commence CPO proceedings on this property.

Background and Inspections

May '21	Property noted as vacant by VHO while conducting survey in the area. Google maps shows property as under construction (same condition) in 2019.
Oct '21	VHO spoke to neighbour on LHS who advised property had been in same condition for up on 10 years. He said the property has been first fixed inside and then left. He advised owners names (which align with names on folio).
Apr '22	VHO downloaded folio and placed Pre CPO Notice on the property fencing. Owner of property called after seeing the notice. He advised that he was unable to continue with project due to cost of works and was struggling to get a loan. VHO advised on LA loan. However, VHO was informed that after he spoke to loans section, he would not qualify for a loan with the council.
May '23	Email received from Cllr Ronan Moore on behalf of Trim Tidy Towns Committee asking the council to do something about the property. VHO inspected property and boarding still in place covering the doors and entrance to the property. VHO issued a letter to the property at that time advising of available supports.
June '24	VHO called owner who said he wanted to work with LA to bring property back into use. VHO advised of VPRG and posted out application form etc to new postal address provided by owner. He said however, that he cannot finance the works himself. I asked him to have a look at the details and come back to me but didn't hear from him again.
May '25	VHO inspected property and there has not been any changes in the last 11 months. VHO tried calling the owner but didn't get an answer. Letter was issued to owner advising that if he did not

make contact within the next couple of weeks, that the compulsory purchase process would commence. Owner has not responded.

Ownership

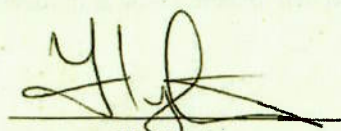
Gavin Cosgrave and Ruth Cosgrave are the registered full owners of this property since 13 JAN 2015. As per the Folio 56209F downloaded on 20th April 2022, there are no charges/burdens registered against this property.

Recommendation

VHO has spoken to the owner on a couple of occasions as well as the neighbour to the left. Since this owner has confirmed during two separate phone calls with the VHO that he does not have the finances to complete the property himself and is unable to avail of any finance options to facilitate this refurbishment, VHO believes the only options available for this property would be CPO or voluntary purchase once CPO process commences.

I have spoken to the Housing Section of Meath County Council and they have confirmed that they would have a need for the property for social housing if the property is compulsorily acquired.

In accordance with Section 76 and the Third Schedule to the Housing Act, 1966, as extended by Section 11 of the Local Government (No. 2) Act, 1960, as amended by the Planning and Development Acts, 2000 – 2023, The Housing Acts 1966-2019 and The Local Government Acts 1925-2009, I recommend that Meath County Council (MCC) commence proceedings to compulsorily acquire No.4 St Brigid's Villas, Trim, Co Meath, C15 EH24 in June 2025.



Yvonne Hyland
Vacant Homes Officer
Meath County Council