
MEATH COUNTY COUNCIL - INTERNAL REPORT – VACANT HOMES

From: Yvonne Hyland, Vacant Homes Officer, MCC

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

Date: 6th February 2026

Reference: Vacant Property at 26 St Patrick's Terrace, Navan, Co Meath, C15 W9R7 – MH13433F

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 Action Plan; "*Delivering Homes, Building Communities*," and to determine if it is necessary to commence CPO proceedings on this property.

Background and Inspections

Nov 2024 Property was noted as vacant during a county wide survey recording vacancy and dereliction which was conducted by vacant homes section of the council.

Sept 2025 Derelict Sites Officer (DSO) referred property to VHO along with the one next door following a site inspection. VHO also inspected the property and was advised by a neighbour that the owner was in a nursing home in Trim for the past few years and was unlikely to return to the property. He advised it was not in great condition internally and that there had been an issue with rats coming from the property. The owner's niece calls to the property every now and again and she had set rat traps to try fix the issue. VHO sent a letter re supports to the property hoping that the owner makes contact through the niece.

Jan 2026 VHO contacted the niece for an update. She advised that despite her efforts to speak to him about the severity of the matter on several occasions, she was unable to get her uncle to engage with the council. She felt he was unlikely to ever make any definitive decision on his own. The niece provided the name of the nursing home he is residing in. VHO placed Pre CPO Notice on property and sent a letter directly to the owner advising of imminent compulsory purchase of the property and asking him to make contact. The nursing home called to advise that John was seeking advice from SAGE (organisation providing support for vulnerable elderly people) and asking the council not to move forward until we hear back from owner, SAGE or a legal representative. VHO advised that the CPO would only be paused until February to allow owner to seek support.

Feb 2026 VHO received call from nursing home as John was told there was a notice on his property. VHO confirmed this was just the Pre CPO notice and that the process had not formally commenced. However, VHO was advised that owner was no further on with making plans to seek legal support,

nor had he made any tangible efforts to bring property back into use outside of CPO process. VHO advised that CPO will commence in February.

Ownership

John Gilbride of 26 St Patrick's Terrace, Navan, Co Meath is listed as the registered property owner since 25 FEB 2021. As per the Folio MH13433F downloaded on 24th September 2025, there is a charge registered to Navan Urban District Council for a 25-year period from 20th Nov 1974 for £100 (now expired).

There is a further charge registered to the HSE since 30 DEC 2021 (Fair Deal Scheme).

Recommendation

VHO is of the opinion that this property should be compulsorily acquired for the following reasons:

- I) The owner is in a nursing home and unlikely to return to the property. He has no immediate family and has not indicated that he intends to bring this property back into use by his own means. He has not engaged with the local authority in relation to other supports available.
- II) There are serious health and safety concerns for people in neighbouring properties in relation to the condition of the property with rats noted coming from under a hole in the front door and the niece advising she had to put rat traps into the property to control the problem.

VHO is satisfied that this property has remained vacant for approximately 4 years. The Housing Section of Meath County Council confirmed by phone conversation on 19th January 2026 that they would have a need for the property for social housing should the property be 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.26 St Patrick's Terrace, Navan, Co Meath, C15 W9R7 in February 2026.



Yvonne Hyland
Vacant Homes Officer
Meath County Council

