
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 9 Francis Ledwidge Terrace, Slane, Co Meath, C15 K021 – MH15240F

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

September 2025 Property was reported as derelict to Derelict Sites Section by Cllr Paddy Meade. DSO inspected it and spoke to neighbouring property who advised that several siblings possibly own property after parents passed away. It was indicated that the family would not have the finances to refurbish the property. Following this inspection, the DSO determined it as a vacant property and referred to VHO for further investigation.

October 2025 VHO inspected the property and noted it to be in reasonably poor external condition with broken and boarded up panel on the bottom of the front door. The garden to the front was overgrown with the rear garden seriously overgrown. VHO left a card in property to the right asking them to contact VHO. Letter re supports issued to property address but no response received.

November 2025 VHO spoke to a neighbour who advised that there are 8 siblings in the family, they live in the Meath/Louth area and that there was no will in place when the parents passed away. As per www.rip.ie, the mother died in 2018 and unsure when the father passed away but was before then. Neighbour advised that Cllr Paddy Meade may have contact information for the family.

January 2026 VHO downloaded folio MH15240F which shows ownership still in deceased parents’ names (John & Helen Smith). DSO received an email from Cllr Paddy Meade stating the property had been broken into recently and that there appears to have been water coming from the property. He had been contacted by residents of the estate and wanted an update on what the council intends doing about this long-term vacant property. VHO tried contacting Cllr on two different occasions and left voicemails but didn’t get a response. VHO placed PRE CPO Notice on property.

February 2026 VHO met with two of the deceased owner’s daughters as representatives for the family. They advised that none of the family have the finances to get the probate settled from their parent’s estate. They also said that over the years they couldn’t reach an agreement on renting the property. One sister had been living in the house up to a few years ago but she is in a wheelchair now and the property is no longer suitable. VHO went through all options but family feel CPO is the only way that something will ever be done with the house given their individual circumstances.

Ownership

John Smith and Helen Smith of 9 Ledwidge Terrace, Slane, Co Meath are listed as the registered property owners since 31 DEC 1983. Both people are now deceased. VHO searched probate register for Helen Smith and nothing came up. John Smith died in approx. 2015 but no will in place. Family confirmed same.

As per the Folio MH15204F downloaded on 29th January 2026, there is a charge registered to Meath County Council for a 25 year period for £4,800 from 31st DEC 1983.

Recommendation

VHO has received a representation from Cllr Paddy Meade and visited this property on several occasions over the last 5 months. VHO is satisfied that this property has remained vacant for some time and is now at risk for further anti-social behaviour as well as the potential for water damage to neighbouring properties due to leakages reported at the property. The registered owners are both now deceased with probate never settled. The siblings confirm they are not in a position to do anything with the property themselves and none of them have been to the property in many years.

The Housing Section of Meath County Council confirmed by email on 29th 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.9 Francis Ledwidge Terrace, Slane, Co Meath, C15 K021 in February 2026.



Yvonne Hyland
Vacant Homes Officer
Meath County Council

