
MEATH COUNTY COUNCIL - INTERNAL REPORT – VACANT HOMES

From: Yvonne Hyland, Vacant Homes Officer, MCC

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

Date: 24th June 2026

Reference: Vacant Property at 10 Archdeaconry View, Kells, Co Meath, A82 X5X2 – MH66933F

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 2023 Property was reported as vacant by MCC staff member who lives in the estate. A "Sale Agreed" auctioneer's sign has been on it for a few years but no activity.

November 2023 VHO inspected property and confirmed as vacant.

December 2023 Folio downloaded and letter issued to owners at vacant property as well as to Dublin address listed on the folio. Noted that debt transferred from AIB to Everyday Finance DAC in 2019 indicating potential financial issues. No response received and letter returned as "undelivered" from vacant property.

May 2024 Further inspection carried out and property still vacant. VHO spoke to selling agent and was advised that after a bidding war approx. 2 years beforehand, the property was subsequently taken off the market. They were told that the vulture fund would not release the title documents to allow the sale to progress. VHO tried contacting Everyday Finance but they would not provide any information on the property so council advised them it would commence CPO proceedings in due course. VHO also sent a letter to registered owners at Dublin address advising that the council would commence CPO proceedings.

June 2024 VHO received an email from Parthenon (Ernst & Young) advising that a Receiver had been appointed in April 2023 and they were acting on behalf of the owners in the matter. They advised that due to legal proceedings they were unable to place the property on the market

for sale. VHO asked for a timeframe for conclusion but was not given a definitive response. VHO left this alone.

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| March 2026 | VHO emailed Parthenon for an update and inspected the property again. Property was noted to be in fair condition with dead birds visible on the floor in the living room and on the stairs. Parthenon advised that the property would be placed on the market for sale in the coming weeks. VHO advised that the council would hold off on CPO commencement until May to allow for it to be placed on the market. |
| May 2026 | Property was listed for sale by auction through Wilson Auctions scheduled for 10 th June 2026. |
| June 2026 | VHO checked to see if property sold at auction but was advised by Wilson's that it had been withdrawn prior to auction date and was no longer listed for sale. VHO requested update from Parthenon and was advised a potential settlement was imminent. VHO advised that it would proceed to CPO but should an actioned settlement be reached, it would withdraw the CPO. No response received thereafter. Updated folio downloaded 23 rd June 2026 and no changes noted. |

Ownership

James Traynor and Brid Traynor of 4 Rockfield Drive, Clonsilla, Co Dublin listed as the registered property owners since 25 AUG 2011. They are also still listed as registered owners at this address in Dublin.

As per the Folio MH69933F downloaded on 23rd June 2026, there is a charge registered to Everyday Finance DAC since 18 SEP 2019.

A Receiver was appointed by Everyday Finance DAC trading at Link Financial on 12th April 2023 over certain assets (10 Archdeaconry View, Kells) of the registered owners.

Recommendation

VHO has inspected this property on several occasions since September 2023 and is satisfied that this property has remained vacant since then. The property has deteriorated over this timeframe and is now considered at risk for anti-social behaviour.

The vacant homes section has liaised with Ernst & Young who are acting for the owners to try bring the property back into use. However, over the last 3 years the property was listed for sale twice and pulled at the last minute,

each time suggesting a settlement was imminent. Based on the length of time involved with no definitive conclusion forthcoming, the VHO advised that CPO will commence but should an actioned settlement be reached by all parties, the council agrees to withdraw from the CPO process.

The Housing Section of Meath County Council confirmed by email on 15th June 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.10 Archdeaconry View, Kells, Co Meath, A82 X5X2 in July 2026.



Yvonne Hyland
Vacant Homes Officer
Meath County Council



