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

Taking in Charge

- Roads Department
- Water Services
- Planning Department
- Housing Department
Making International Headlines

Irish Try to Eradicate Ghosts of a Housing Crash

The New York Times

WEEK'END

Le spleen irlandais

“Le professeur de Peter Prat, tête de la BBE, zone euro... P.32-33
En lumière
En musique

Caratemp Court Fisca 3 for Failing to Help Allowing

Le Bulletin United Nations General
Assembly Convenes in New York

In Turkey's New
Curriculum,normalized,

Russian Court Refuses to Restrain Holocaust Hero's Case

Trump Envisions a Parade Showing Off American Military Might
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
Consultation at National Level

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 dhára

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 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

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 external networks within the Glenn Riada development. This 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 proceeding with a suitably competent contractor to carry out the necessary repairs to the foul and storm networks within the scheme to ensure an acceptable “fitness for charge” standard is adhered.

An additional eleven public lighting columns and associated fixtures were installed over the Christmas period. None of these placements require formal ERP or-consulting 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 may also carried out to ensure it meets the required standards for taking in Charge purposes and has full electrical compliance certification.

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

Reconstruction of defective and unsatisfactory concrete slab areas throughout the estate is currently being advanced. This includes the replacement of all damaged panels, forming 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 drainage, ducts and associated civil works at strategic road and locations in order to continuously weed the entire main foul sewer network.

2. The repair of trafficked areas and gullies within the estate with finished road level. This works also includes the replacement of defective manhole lids, some of which are subsiding, security locked. Additional gullies will also be placed in order to enhance the road drainage.
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