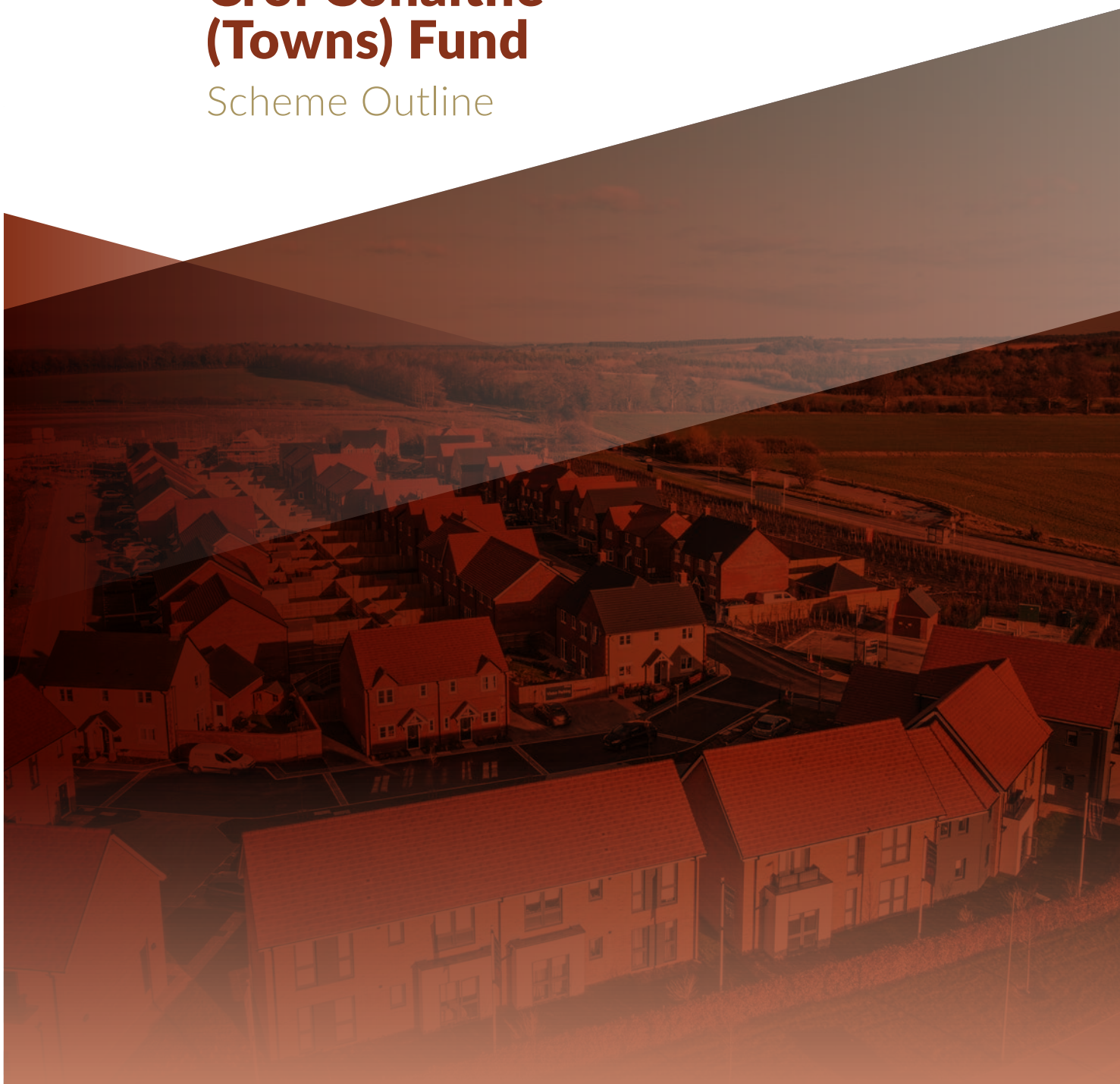




An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta
Department of Housing,
Local Government and Heritage

Ready to Build Scheme; Serviced Sites for New Homes Croí Cónaithe (Towns) Fund

Scheme Outline



Contents

1. Introduction.....	2
2. Ready to Build; Serviced Sites for New Homes Scheme Outline	2
4. Eligibility Criteria	3
6. Eligible Towns and Villages.....	4
7. Clawback.....	4
8. Grant Conditions.....	5

1 Introduction

The Croí Cónaithe (Towns) Fund, to be delivered by local authorities, provides new choices for people to live in towns and villages in Ireland. Stream 1 was launched on 14th July 2022 and provides grant funding to support the refurbishment of vacant properties in towns and villages for residential use, where the level of vacancy/dereliction is high. Stream 2 will see local authorities make available serviced sites at reduced cost to support self-build home ownership.

2 Ready to Build Scheme; Serviced Sites for New Homes Outline

Under Stream 2, local authorities will make serviced sites in towns and villages available to potential individual purchasers. These sites will be available at a discount on the market value of the site for the building of a property for occupation as the principal private residence of the purchaser.

It is intended that the local authority will develop existing site(s) in their control or purchase site(s) and make them available for development by providing services and access to the site(s) concerned.

The level of discount to the individual will depend on the level of servicing cost incurred by the local authority before the sale of the site with discounts up to a maximum of **€30,000**. The amount of such discount will be reflected in the sale price of the site to the purchaser. All available sites will be advertised on your local authority's website and / or in relevant local publications along with a closing date for receipt of applications.

3

Eligibility Criteria

The Fund is focused on home ownership. The buyer of the site is required to reside in the dwelling built on the site as his or her principal private residence on completion of the dwelling.

A range of individuals or households will be eligible to avail of the scheme, with the prioritisation of applications for consideration using the framework below and in line with overall funding available. The priorities will be implemented on a sliding scale.

Framework of Priorities

1. Applicants who are First Time Buyers (i.e. not have purchased or built a home for themselves) or who qualify under the 'Fresh Start' principle. The Fresh Start principle includes previous homeowners who have experienced divorce or separation, or insolvency or bankruptcy, and who no longer have a legal interest in the previous home.
2. Applicants (other than 1 above) who have particular needs – specifically, disabled people or older people who are moving from their current home which they are selling or have sold and want to live in a town or village setting.
3. Applicants (other than 1 and 2 above) who are moving from their current home which they are selling or have sold and want to live in a town or village setting.

The Scheme is exclusively available to individuals or households for which the property built on the purchased site will be their principal private residence as homeowners. It is not available to undertakings and/or developers, etc.

Applicants may only purchase one site under the Scheme and local authorities will ensure adequate tracking and checking is carried out in this regard.

4

Eligible Towns and Villages

There are over 500 towns and villages in Ireland with a population of over 400 people. It is intended that the Croí Cónaithe (Towns) Fund will apply in all such towns, and also to some smaller villages with sufficient provision of services and amenities.

5

Clawback

It is required that the applicant(s) will live in the property built on the site for a period of at least five years from the date of the purchase of the site. If at any time they sell the property/site, or it ceases to be their principal private residence within ten years they must reimburse the State an element of the full value of the subsidy, as follows:

Up to 5 years	Over 5 years and less than or equal to 10 years	Over 10 years
100% of the monetary amount of the discount	75% of the monetary amount of the discount	No Clawback

An agreement will be concluded between the local authority and the applicant which contains the clawback arrangement, **including a charge on the property**, which shall be binding on the applicant upon sale of the site. Any revenue derived from clawbacks will be recycled to the Exchequer. The agreement will also reflect the Grant Conditions set out for applicants in Section 6.

6 Grant Conditions

Applicants

The following conditions will apply:

- Applicant(s) must meet the eligibility criteria set out in Section 3;
- Applicant(s) may only purchase one site under this scheme;
- The site must be used to build a home which will be the applicants principal private residence when completed;
- If not First Time Buyers or Fresh Starters, applicants must be moving from their current home which they are selling or have sold and want to live in a town or village setting;
- Applicant(s) must have their tax affairs in order, with tax clearance from Revenue;
- Applicant(s) must apply for planning permission to build their principal private residence on the site within 3 months of receiving approval to purchase and payment of deposit. Where this does not happen the site will revert to the local authority. Transfer of ownership (and payment of balance of purchase) shall only take place on confirmation of receipt of planning permission;
- Building must start within 12 months of receipt of planning permission. Where this does not occur, the full monetary value of the discount must be repaid to the local authority. An extension to the 12 months may be granted at the discretion of the local authority in exceptional circumstances;
- Applicant(s) must agree to the clawback conditions set out in section 5.



An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreacht
Department of Housing,
Local Government and Heritage

Department of Housing, Local Government and Heritage