# Section 8: Workshops: Dereliction & Compulsory Purchase — CMG Training Day (5 October 2026)

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# Workshop 1: "Is This Site Derelict? — Identifying, Registering, and Taking Action"

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**Scenario: Market Street, Ballymore**

- You work for a local authority. A concerned resident has written in to report a property on Market Street in the town centre. The property is a two-storey former shop with a flat above it. It has been empty for at least seven years. The windows are boarded up. The gutters have collapsed and the façade is stained with damp. There is a pile of rubbish in the yard to the rear. Neighbouring shopkeepers say it is attracting antisocial behaviour at night.
- Your authority checks its records. The property is **not currently on the Derelict Sites Register**. A search of the Land Registry shows the title is unregistered. The last known owner died some years ago and probate has not been completed.

# Group Discussion Questions:

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1. Based on what you heard in the lecture this morning, do you think this property qualifies as a "derelict site" under the Derelict Sites Act 1990? What features of the property point towards it meeting the legal definition?
2. What practical steps would your authority take to try to establish who the owner is? Think about what the lecture mentioned — and what steps your own organisation might use in practice.
3. Once ownership is established, what is the first formal step the local authority should take? Should it go straight to compulsory acquisition, or are there other options first?
4. The lecture mentioned that as of the end of 2023, only one in three properties on derelict sites registers had levies applied, and that ten local authorities had not applied any derelict site levies at all. Why do you think enforcement is so uneven? Does this match your experience?
5. For *those in housing, planning, or administrative roles*: In your organisation, who is responsible for identifying and reporting derelict sites? Is there a clear process in place?

# Workshop 2: "What Happens When Someone Objects? — Understanding the Process and What Comes Next"

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**Scenario: The Objection at Harbour View**

- A local authority has identified a derelict former warehouse at Harbour View as suitable for compulsory acquisition. It has served a notice of intention to acquire under the Derelict Sites Act 1990, published the required newspaper notice, and served notice on the owner.
- The owner — an elderly woman who inherited the building from her late father — submits a written objection. She says:
- The building has been in her family for over 50 years
- She had plans to refurbish it but could not afford to do so
- She feels she was never given a proper chance to engage with the local authority before it moved to compulsory acquisition
- She is worried she will not be fairly compensated

The objection is not withdrawn. The matter must now go to An Coimisiún Pleanála.

# Group Discussion Questions:

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1. The lecture explained that when an objection is not withdrawn, the local authority must apply to An Coimisiún Pleanála. An oral hearing may then take place. From what you heard today, who do you think would attend an oral hearing on behalf of the local authority, and what would each of them contribute? (*Think about the different roles in your own organisation*.)
2. The owner says she was never given a "proper chance" to engage before the CPO was initiated. Do you think the process as described in the lecture gives owners a fair opportunity to respond? Is there anything the local authority could have done differently?
3. The owner is worried about compensation. Based on what you heard in the lecture, what does she have a right to claim? In simple terms — what is compensation in a CPO meant to achieve?
4. The lecture mentioned that the basic principle of compensation is that an owner should be left "no better and no worse off." Do you think this principle is easy to apply in practice when someone has had a building in their family for 50 years?
5. *Thinking about your own role*: If your organisation were the acquiring authority in this case, what steps do you think it would take to try to resolve matters with the owner before the oral hearing? Is early engagement something your organisation prioritises?