

Sale of Vacant Orlit Dwellings

“a copy of this official information published please and not an abbreviated version from you.”

Further to your email of clarification received on 9th May 2023, in which you confirmed that the official information you are seeking is a copy of the information that allowed the sale of the named property to the adjoining owner, please find enclosed a copy of the Housing Executive Board Paper which set out the rules and conditions governing the sale of vacant orlit construction properties when this property was offered for sale.

Redactions have been applied to the paper as it contains the names of Housing Executive officers. The Housing Executive considers this to be exempt from disclosure as the exemption at Section 40(2) of the Freedom of Information Act (Personal Information) is engaged. In addition, disclosure of this personal information would be a breach of the Data Protection Act 2018, Schedule 2, Part 3, Paragraph 16 – Protection of the Rights of Others.

SALE OF SEMI-DETACHED ORLIT DWELLINGS

1.0 Background

1.1 In March 1988 the Board considered the policy relating to the sale of semi-detached Orlit dwellings which are not required for redevelopment by the Executive.

1.2 The Board initially adopted a policy to demolish the properties as they became vacant and sell the sites on the open market.

1.3 In July 1988 following a Board visit to the South Region the Board reconsidered the position, and adopted the current policy which is;

The Executive in the first instance will offer the property to the adjoining owner at a price to be determined by the District Valuer.

Where properties are sold on this basis the adjoining owner is required not to use the dwelling for habitation and to undertake redevelopment of the property in specified period (5 years).

2.0 Present Position

2.1 Where an owner of one half of a semi-detached Orlit wishes to buy the adjacent Orlit dwelling the effect of the current policy is to require them to demolish the adjacent dwelling and rebuild it to a condition better than that of the dwelling in which they reside. This is clearly unattractive to purchasers.

2.2 If the Executive undertakes the demolition we have to bear the costs, plus the costs of building a new external wall to the remaining dwelling. Many of the sites are located so as to be of little market interest other than to the occupier of the other half of the semi. In the light of this experience we believe a more pragmatic approach to this problem is justified.

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3.0 Proposals for Semi-Detached Orlit Properties

3.1 Where housing demand in an area has been met, and redevelopment by the Executive is not required:

(A) The Executive in the first instance should offer the property to the adjoining owner at a price assessed by the District Valuer.

(B) Where properties are sold on this basis the adjoining owner will be advised of the fact that the dwelling is of Orlit type construction and suffers from progressive structural deterioration.

(C) A condition of sale should be that the purchaser will either;

- (i) Redevelop by building a new house or extension, or
- (ii) Use it as an extension to their existing dwelling, or
- (iii) Use it (subject to obtaining necessary statutory approval(s) only for non residential purposes e.g. private garage.

(D) Where the adjoining owner does not wish to purchase on these terms the property should be demolished, the gable made good and the site placed on the open market for sale.

4.0 Recommendation

That the Board approve the revised policy guidelines for the sale of Semi-Detached Orlits outlined in paragraph 3.1 above.


DIRECTOR OF PERSONNEL AND
MANAGEMENT SERVICES

DIRECTOR OF HOUSING AND PLANNING

DATE 18/9/90

DATE 11. 9. 90

SA2234.