



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

# Town Centre First Update

## Retail Forum

25<sup>th</sup> June 2025

**Stewart Logan** | Senior Adviser



## Launched in February 2022

- 33 Actions with owners across Government
- Create vision locally with Community Buy-in
- Local supports and national structures
- Integrate existing work and capacity build
- Coordinate available funding across sectoral areas with the TCF approach

# TCF Supports and Resources



**TCF National Office** to coordinate delivery and disseminate best practice, research and toolkits

## National Oversight & Advisory Group

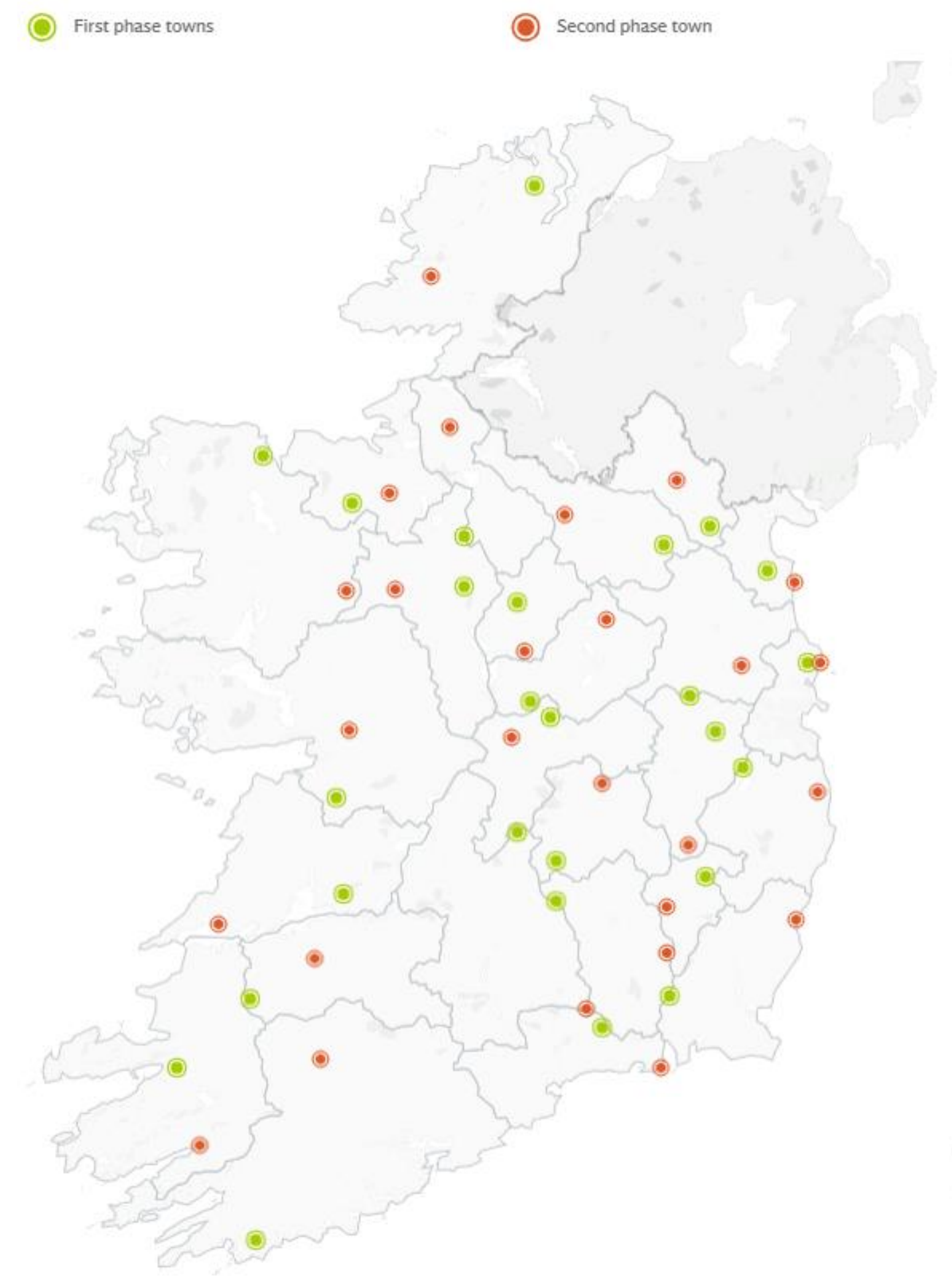
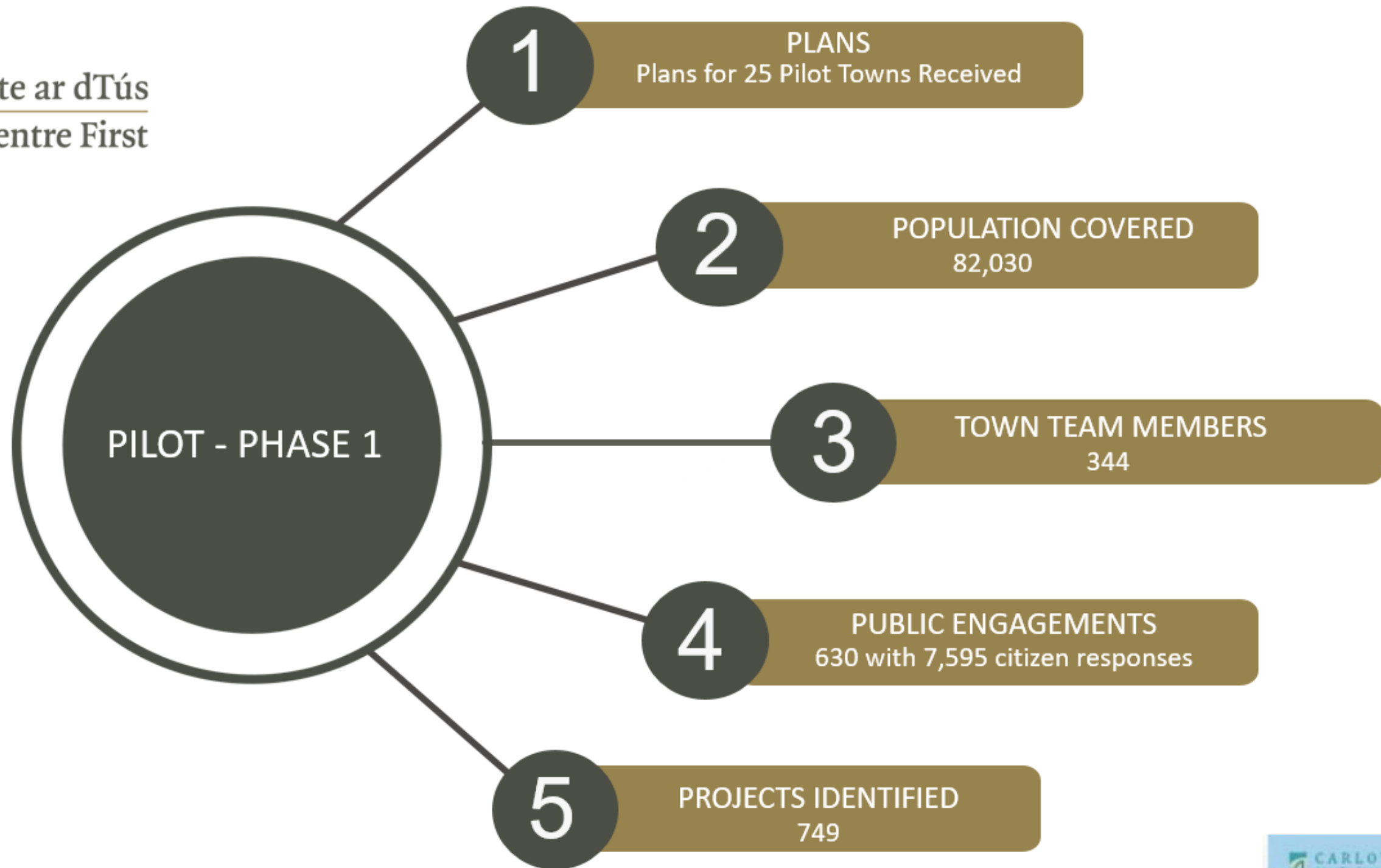
Dedicated **Town Regeneration Officer** (TRO) in local authority working with multi-disciplinary team

**TCF Plan** – project/outcome focused and prepared in collaboration with **Town Teams**

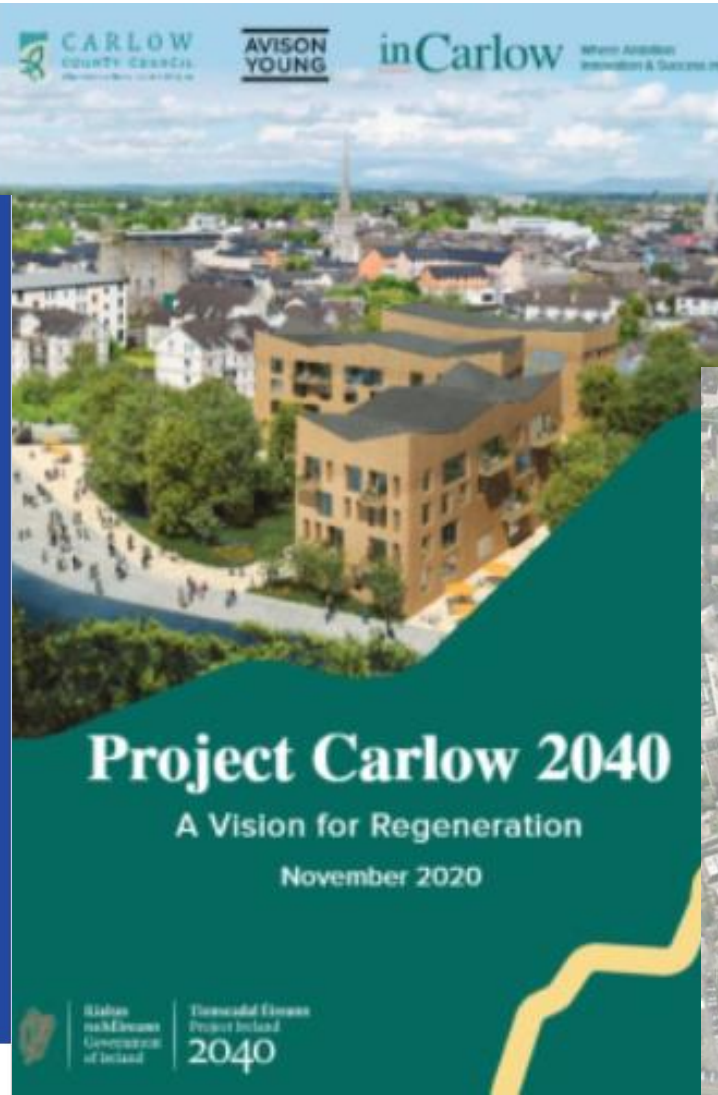
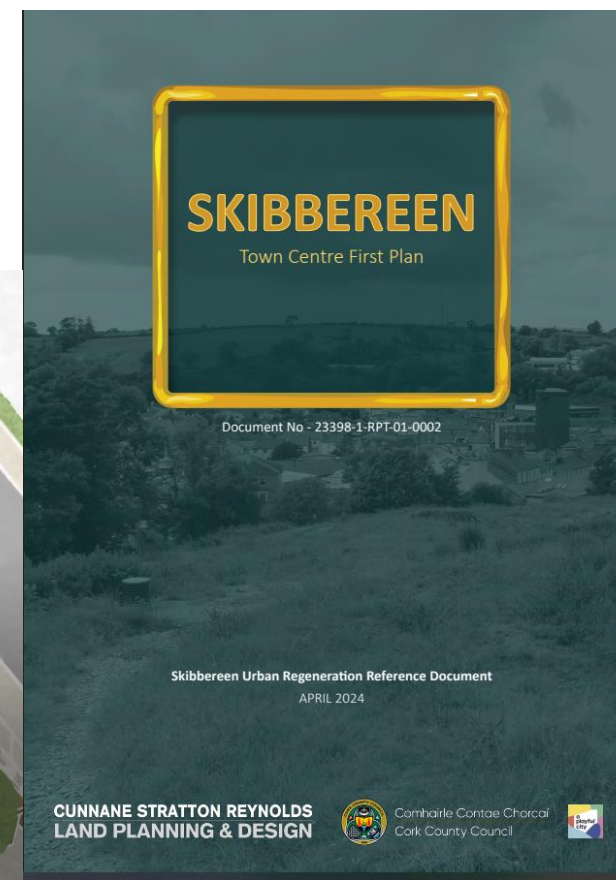




# First phase of TCF Plans



<https://towncentrefirst.ie/>





# Strategic Approach to Town Centres

- Once-off and isolated projects **prone to failure**
  - Poor/limited support base
  - Impacts often uncertain/unclear
- Proposals for development and interventions need to be anchored in a **wider development strategy**
- **Integrated** measures to maximise impact and visibly
- Consistent with **‘Place-based’** approach





# Capital Funding Scope

- Urban Regeneration & Development Fund
- Rural Regeneration & Development Fund
- Town and Village Renewal Scheme
- Outdoor Recreation Infrastructure Scheme
- Vacant Homes Refurbishment Grant
- Heritage – ERDF/Thrive, Historic Structures Fund
- Smarter Travel and NTA assistance, Greenway Allocations
- SEAI - energy retrofits
- Social housing capital grants, SICAP
- Just Transition, Community Recognition Fund, LEADER, CLAR
- Community Sports Facilities Fund



plus many more...



# Focus on Investment in Public Realm and Amenities

- Funded through URDF/RRDF/TVRS
- Improve environment and attraction for public
- Increase footfall and activity
- Integrate with tackling dereliction



Portlaoise



achtal Depart

Sligo







Ennis



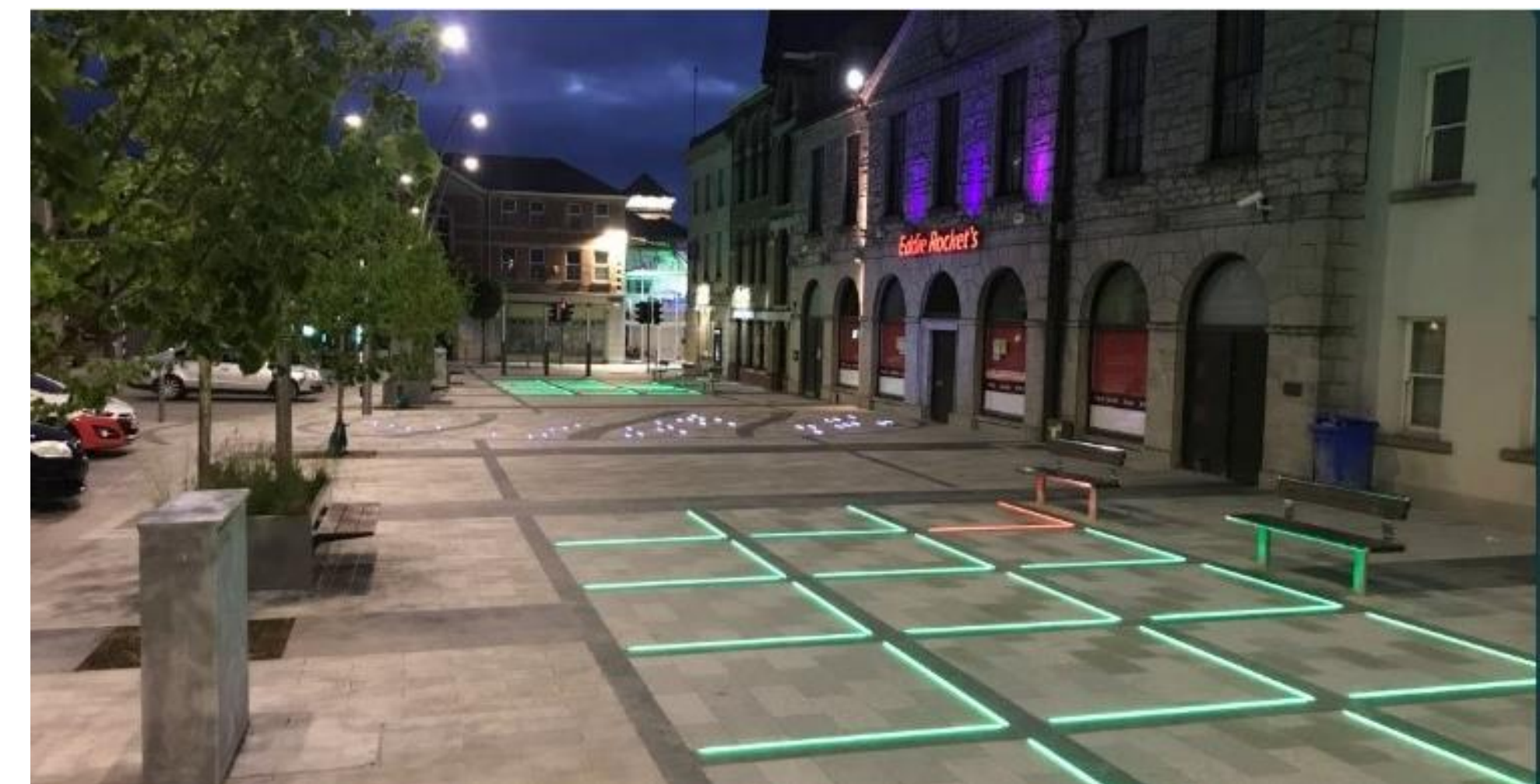
Wicklow



Athlone









# Ballina Town Centre



- New Innovation Quarter
- 3 x Buildings providing 2000m<sup>2</sup> of commercial office floorspace
- Economic focus for employment
- Refurbished Protected Structure
- Integrated with town centre



## Private Office Space

Whether you are a start-up, SME or expanding entrepreneur, we offer a variety of premium private office spaces to meet your needs. Our solution with 24-hour access.

### Ideal for:

Start-ups, SMEs or growing teams, who need the privacy and security of lockable offices. Offices range in size from 150 sq. ft to 800 sq. ft.

- Your own desk, operator chair and lockable pedestal (optional)
- Professional work environment
- Fully serviced offices
- Fully accessible
- Exclusive IQ Ballina networking opportunities
- Exclusive LEO (Local Enterprise Office) training events
- Central location in Ballina
- Meeting room (additional fees may apply)
- Postal address included
- Own-door office with 24-hour access

€20 per square foot (ex VAT)





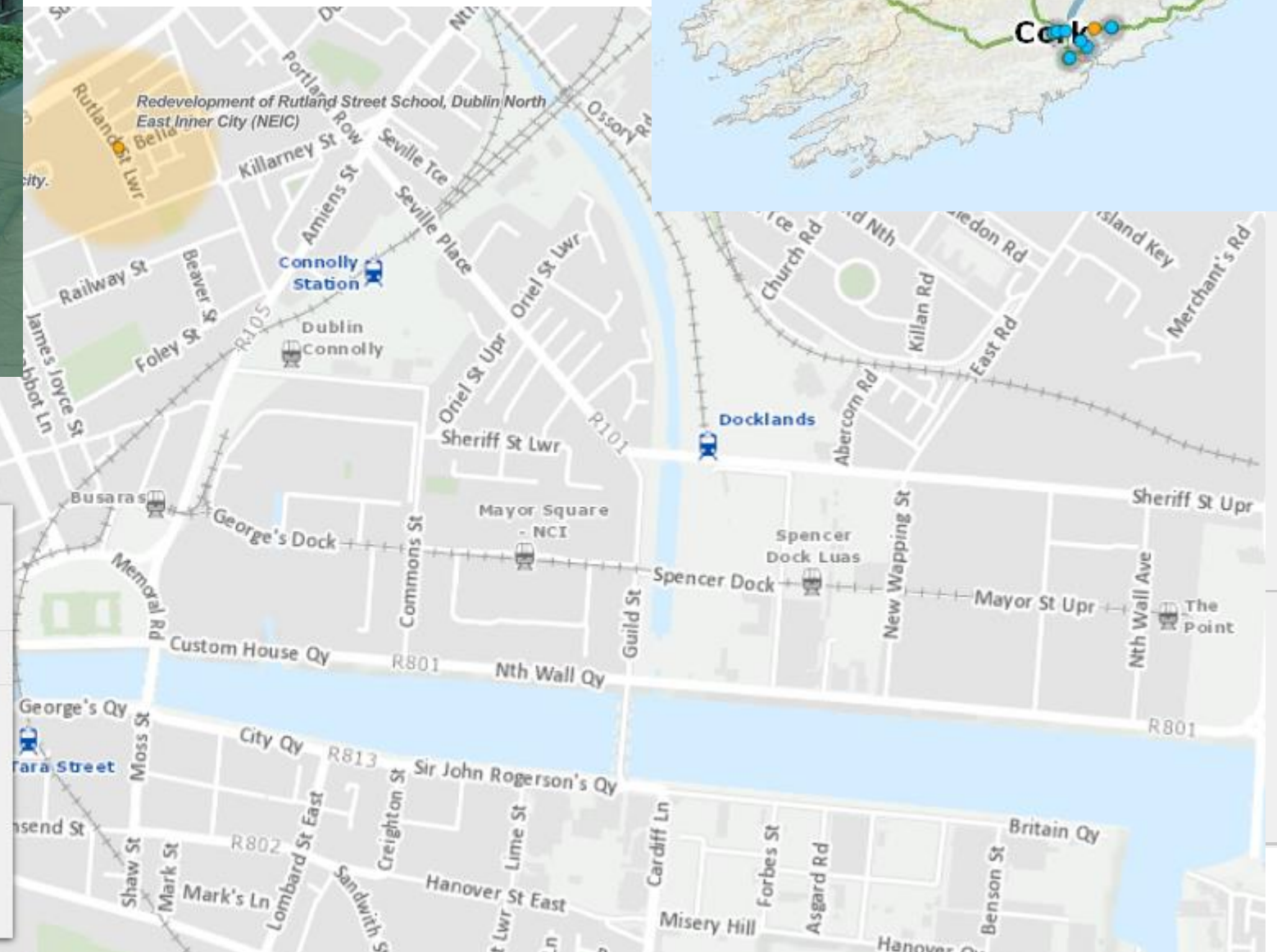
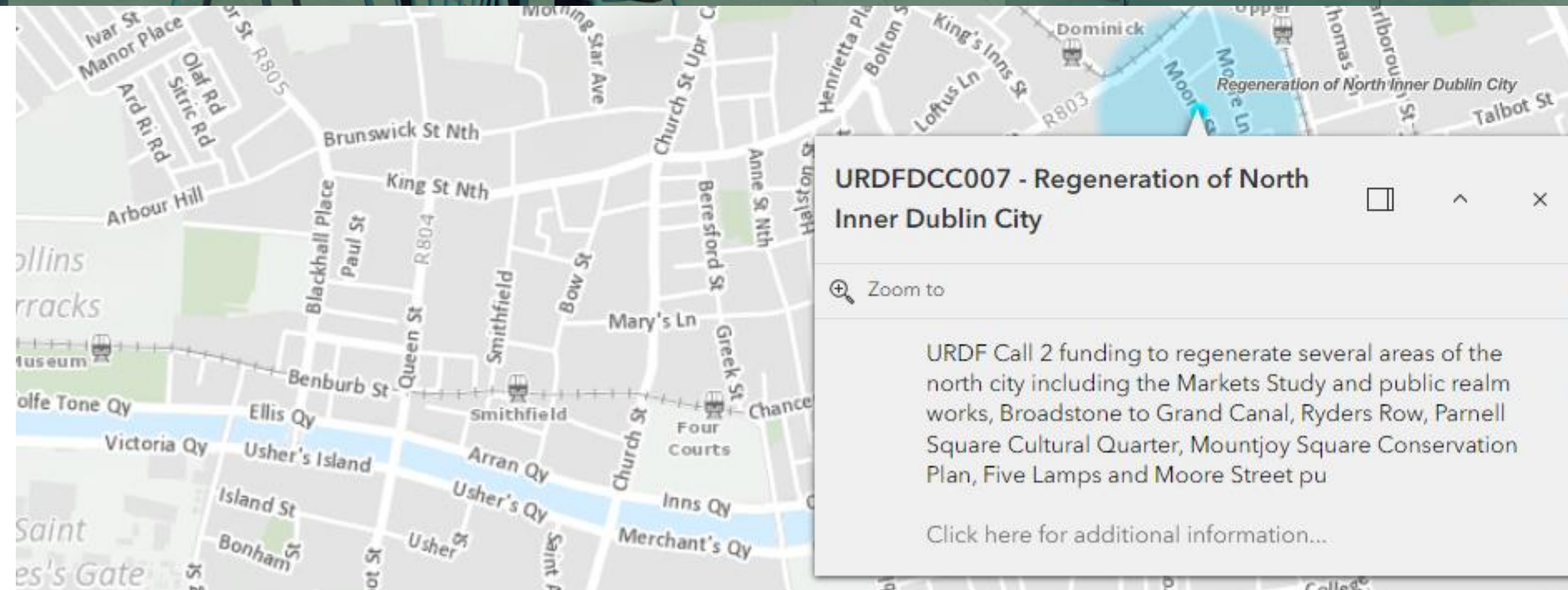
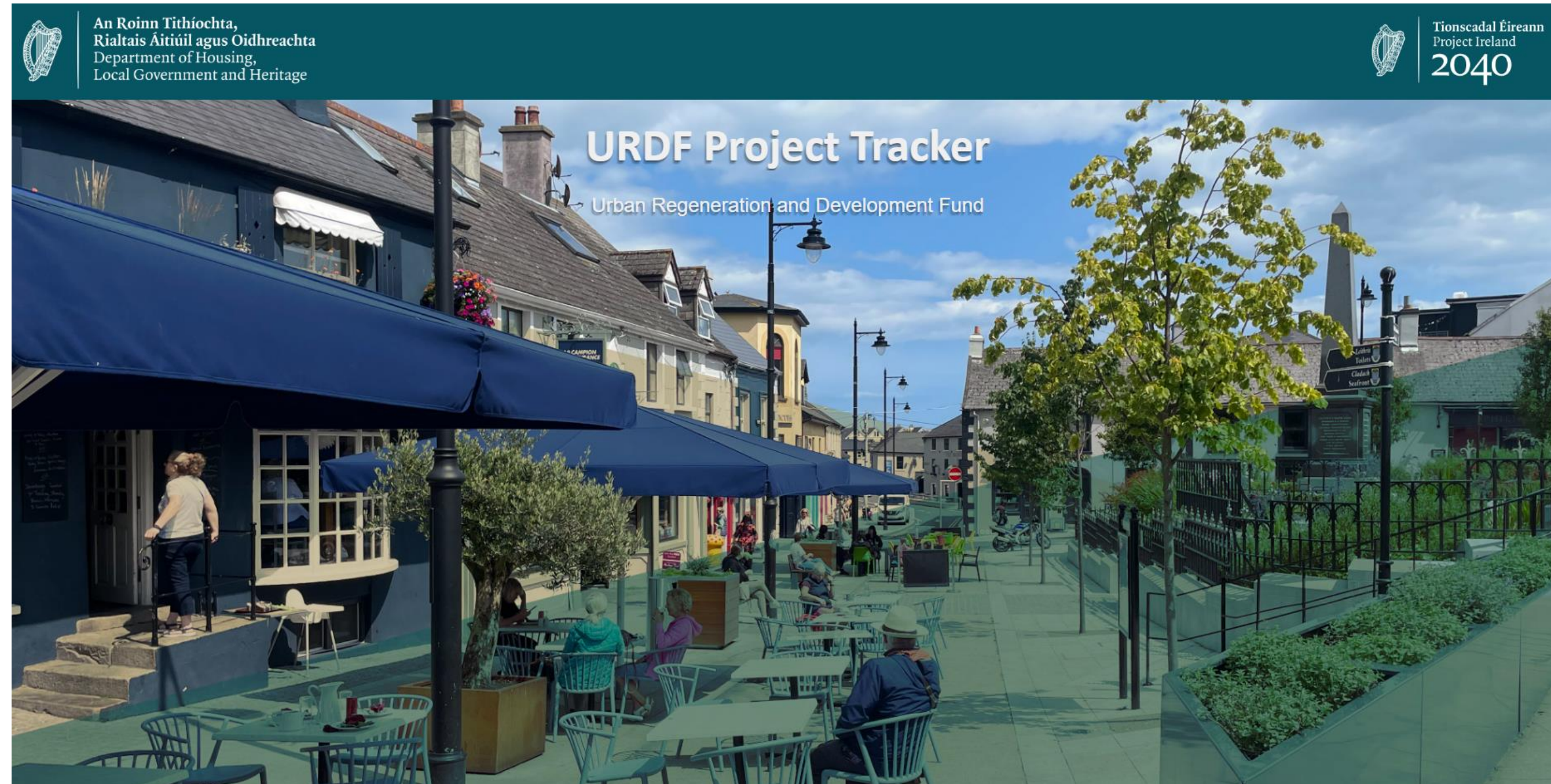
# Kickhams Baracks Clonmel





# URDF Tracker

<https://planning.geohive.ie/>



€2bn allocated to 3 x Calls with 132 proposals comprising 400 projects



# Vacancy & Dereliction : Funding Focus

Programme  
for Government  
Our Shared Future

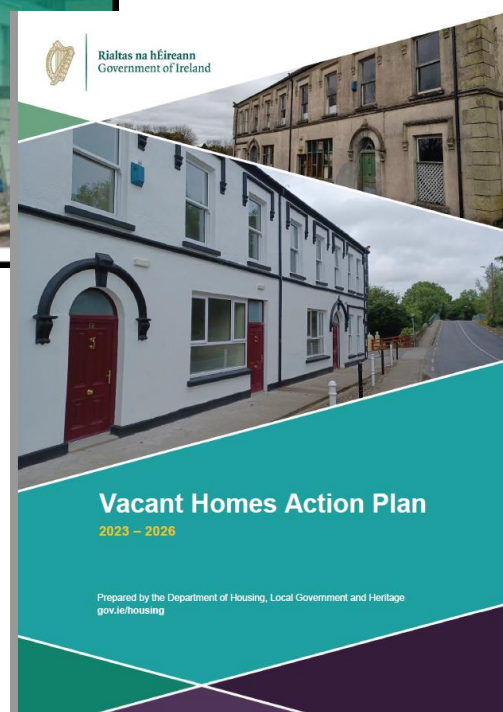
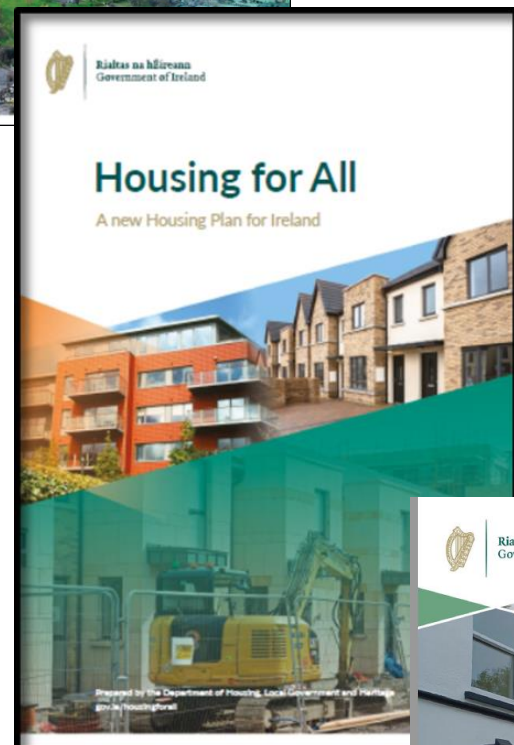
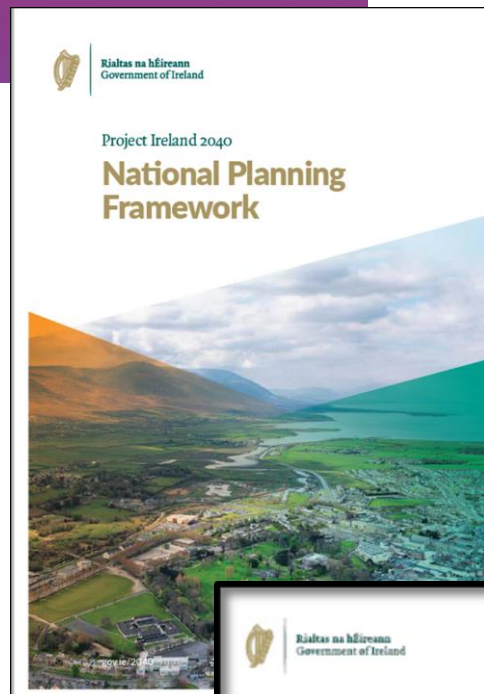
*'...regeneration by utilising existing buildings and unused lands for new development and residential occupancy'*

NPO 1 - Compact Growth Agenda

Action 19.3 – Activation of Vacant Properties  
through URDF & RRDF

Coordinated Actions Targeting Vacancy

**Multiple  
funding  
channels  
to  
tackle  
problem**





# URDF

- ✓ Regeneration Projects involving derelict buildings
- ✓ **Call #3 Fund** acquire and 'de-risk' vacant properties for disposal to purchasers to bring back into use e150m

## Vacant Property Refurbishment Grant

- ✓ €50,000 to €70,000 for refurb of vacant/derelict properties for occupation
- ✓ 1,449 grants paid / €77.1m
- ✓ 'Over the shop' top up grant in development (PfG 2025)

## Social Housing Capital Schemes

- ✓ Buy & Renew + Repair & Lease





# Heritage Grants

- ✓ TCF Heritage Revival (THRIVE) Fund - €120m in ERDF funding for Derelict Buildings
- ✓ Also Historic Towns Initiative, Historic Structures Fund, Built Heritage Investment Scheme, etc

## Town & Village Renewal Scheme

- ✓ Projects to develop town/village centre plazas, public outdoor dining spaces
- ✓ Upgrading and enhancement of shopfronts and street facades
- ✓ Projects bringing vacant & derelict buildings/sites back into use





# Summary



- TCF supporting focus on improved environment and attraction of town centres
- Greater focus of local authorities on regeneration and related project funding
- Recognition and identification of regeneration and investment in towns and urban areas within the Programme for Government 2025
- Further review and refinement of measures, supports & funding schemes





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**Thank you**