

CORRESPONDENCE

**MEETING OF THE METROPOLITAN
DISTRICT OF LIMERICK**

JUNE, 2018

- Letter received on 24th May, 2018 from the ESB in reply to Notice of Motion asking the ESB what they are doing to improve fish stocks and manage the River Shannon and its tributaries and asking Inland Fisheries what they are doing to prevent erosion of the banks.
- Letter received on 13th June, 2018 from the Office of the Minister for Housing, Planning and Local Government in reply to Notice of Motion calling on the Minister to introduce real rent controls in Limerick City, to reverse the rampant profiteering that has taken place over recent years and bring rents down to affordable levels.



Energy for
generations

esb.ie

Two Gateway, Bóthar An Phoirt Thoir
Baile Átha Cliath 3, D03 A995, Éire
Fón +353 1 676 5831

Two Gateway, East Wall Road
Dublin 3, D03 A995, Ireland
Phone +353 1 676 5831

Mr. James Clune
Acting Senior Executive Officer
Corporate Services
Limerick City & County Council

23 May 2018

Re: Fish Stocks in the river Shannon



Dear Mr. Clune

Your letter dated May 16th 2018 to Mr. Pat O'Doherty, CEO ESB, has been passed to me for attention.

Fish stocks globally have been of grave concern to both authorities and angling enthusiasts for a number of years now and Ireland has not been immune to the global reduction experienced in fish stocks. To take salmon stocks as an example in Ireland, the Technical Expert Group on Salmon advised Inland Fisheries Ireland (IFI) earlier this year that only 29% of rivers are above their conservation limits in Ireland and could be fished for salmon. A further 25% of rivers in Ireland can only be fished for salmon on a catch and release basis. The reasons behind the decline in fish stocks experienced globally are wide ranging and include water quality declines, historical over-fishing, possible global warming effect of marine survival rates, disease etc. Notwithstanding the fact that ESB has limited influence on many of the factors impacting fish stocks, ESB takes a number of significant conservation steps to manage our Fisheries in partnership with various statutory and non-statutory agencies.

In relation to salmon, each year ESB undertakes a number of conservation activities on the Shannon and its tributaries. These include the planting out of about 80,000 smolts, 50,000 parr and almost 500,000 salmon eggs from our salmon hatchery operated in Parteen. These numbers are taken from the 2016 ESB Fisheries Conservation Report which I include a copy for your information. In relation to conservation activities for eels, ESB operates a Trap & Transport activity on the river Shannon which captures adult eels above Parteen and safely releases them below the dam.

In relation to your query regarding the management of the Shannon and its tributaries, ESB conservation efforts are carried out in partnership with a range of agencies. IFI lease the upper Shannon from ESB and provide protection services to ESB on the lower Shannon. IFI are the statutory body that decide annually whether salmon fisheries are opened depending on whether fish stocks are meeting their conservation limits. ESB also receives specialist conservation advice from the Marine Institute, NUI Galway and University College Cork.

Each year ESB also undertakes an extensive programme of instream and river bank work with specific focus on the improvement of fish stocks and fish habitat. These works are carried out on a range of projects across the Shannon and its tributaries. Projects are selected through discussions with local anglings groups and IFI as part of the Shannon Fisheries Partnership (SFP) Group. I also include a copy of the SFP 2016 report which will give you a further appreciation of the range of river development projects undertaken annually by ESB on the Shannon.

Fish stocks have reduced significantly in recent times not only in Ireland but indeed across the globe. I hope that this letter combined with the attached reports, give you an appreciation of the range of activities undertaken by ESB annually to improve fish stocks and manage the fisheries on the Shannon and its tributaries.

Yours sincerely

A handwritten signature in black ink that reads "Tom Moran". The signature is written in a cursive style with a long horizontal stroke extending to the left.

Tom Moran

Manager, Community Relations, Fisheries & Property, ESB Generation & Trading



An Roinn Tithíochta,
Pleanála agus Rialtais Áitiúil
Department of Housing,
Planning and Local Government

Oifig an Aire
Office of the Minister

7 June 2018

Mr Christy O'Connor
Meetings Administrator
Limerick City and County Council
Merchants Quay
Limerick



RE: REP289/EM/18

Dear Mr O'Connor,

I have been asked by Mr Eoghan Murphy, TD, Minister for Housing, Planning and Local Government to reply to your letter in relation to rent controls in Limerick City. I would like to apologise for the delay in answering your correspondence.

The process for designation of areas as Rent Pressure Zones is prescribed under Section 24a of the Residential Tenancies Acts 2004-2016. The Housing Agency, in consultation with housing authorities, may make a proposal to the Minister that an area should be considered as a Rent Pressure Zone. Following receipt of such a proposal, the Minister requests the Director of the Residential Tenancies Board (RTB) to conduct an assessment of the area to establish whether or not it meets the criteria for designation set out in Section 24A and to report to the Minister on whether the area should be designated as a Rent Pressure Zone.



For an area to be designated a Rent Pressure Zone, it must satisfy the following criteria:

- (i) the annual rate of rent inflation in the area must have been 7% or more in four of the last six quarters; and
- (ii) the average rent for tenancies registered in the area with the RTB in the last quarter must be above the average national rent (the National Indicative Rent in the RTB's Rent Index Report) in the last quarter.

On 21st of March 2018, the RTB published the Rent Index Report in relation to Quarter 4 2017, which includes a summary of the data used as the criteria for designating Rent Pressure Zones in relation to all Local Electoral Areas in the country. This allows all interested parties to see exactly where their area stands in relation to average rent levels and increases and possible designation.

Table 9 of the RTB Rent Index Report Q4 2017 shows the following details for Limerick:

<https://www.rtb.ie/search-results/news/article/2018/03/21/latest-data-from-rtb-quarterly-rent-index---q4-2017>

Local Electoral Area	Quarters > 7%	Average 2017 Q4 (€)
Limerick City East	3	1039.82
Limerick City West	4	961.48
Limerick City North	6	862.98

The latest available data for the 3 Local Electoral Areas in Limerick City indicate that since the average rent for tenancies registered with the RTB in the last quarter are not above the average national rent of €1054.00, these areas do not meet the criteria for designation at this time.

Under the Act, the Minister has no further role or discretion in proposing areas for designation as Rent Pressure Zones or in deciding whether they should be designated. The designation process is independent and based on clear objective criteria and quantifiable evidence.

The Housing Agency will continue to monitor the rental market and may recommend further areas for designation. Where, following the procedures set out in the Act, it is found at a future date that additional areas meet the criteria, they will be designated as Rent Pressure Zones.

I hope this information is of assistance to you.

Yours sincerely,



Niamh Redmond

Private Secretary