

**LIMERICK CITY AND COUNTY COUNCIL REGENERATION  
DIRECTORATE**

**REPORT TO THE CATHOIRLEACH AND MEMBERS OF THE  
METROPOLITAN DISTRICT OF THE LIMERICK CITY AND COUNTY  
COUNCIL**

**18<sup>TH</sup> October 2021**

## **1. Introduction**

This report is a response to members in respect of matters raised by members at the Special Meeting of the Metropolitan District on Friday the 17th of September 2021.

The Limerick Regeneration Framework Implementation Plan (LFRIP) was launched in September 2013. Its vision was for safe and sustainable communities by improving quality of life and promoting greater social and economic inclusion in the designated regeneration areas of Moyross, St. Marys Park, Southill, and Ballinacurra Weston.

The LRFIP was prepared following a period of intensive engagement with the local communities and wider stakeholders including statutory agencies. It was adopted by the Council as policy in February 2014 and ultimately formally incorporated into the statutory Development Plan of the Council. There are 3 pillars of implementation under the Plan

- Social
- Economic and
- Physical

The report is divided into four sections as follows:

- Chapter 2 – Finance and Governance
- Chapter 3 – Social Regeneration Pillar
- Chapter 4 – Economic Regeneration Pillar
- Chapter 5 – Physical Regeneration Pillar
- Chapter 6 – Conclusion

## 2. FINANCE & GOVERNANCE UPDATE

### 2.1 Budget overview

The high-level cost originally attached to the implementation of Limerick Regeneration Framework in 2013 was €293m with €253m being earmarked for physical projects and €40m being set aside for social and economic supports. To date €177,217,209 has been expended on physical projects with €30,614,647 on social and economic supports. An estimated 52m is committed on approved housing and infrastructural projects.

### 2.2 Project Expenditure

Expenditure on individual projects and their status is listed below:

*Table 1 – Moyross Projects*

Project	Expenditure to-date (2014 - 2021)	Status
Gap Site - 176 and 177 Cliona Park, Moyross 9 (2 units)	€321,034	Complete
Cliona Park Phase 2 (10 units)	€2,907,013	Complete
45A-46 Cliona Park (2 units)	€299,818	Complete
Cliona Park Phase 3 (18 units)	€252,761	In progress
Dalgaish Park / Cosgrave Park - Phase 1 (57 units)	€1,136,368	In progress
Thermal Upgrades - Moyross total of 446 units	€6,877,638	In progress
Housing Refurbishment and Remodelling (1.4m average cost per year)	€11,775,799	In progress
Public Realm / Environmental Upgrading Works (934K average cost per year)	€7,479,014	In progress
CCTV Upgrade Works	€1,732,301	In progress

*Table 2 Ballinacurra Weston Projects*

Project	Expenditure to-date (2014 - 2021)	Status
Replacement Housing 1-3 Weston Gardens (3 units)	€326,166	Complete
Vizes Court (29 units)	€465,403	Complete
Elderly and Conventional Housing at Lord Edward Street (81 units)	€15,085,513	Complete
BCW Vacant Refurbishments (14 units)	€1,105,292	Complete
Thermal Upgrades - Ballinacurra Weston total of 173 units	€3,848,690	In progress

LCCC REGENERATION DIRECTORATE REPORT TO THE METROPOLITAN DISTRICT OF LIMERICK  
18<sup>TH</sup> OCTOBER 2021

Project	Expenditure to-date (2014 - 2021)	Status
Housing Refurbishment and Remodelling (312k average cost per year)	€2,502,295	In progress
Public Realm / Environmental Upgrading Works (310k average cost per year)	€2,481,760	In progress
CCTV Upgrade Works	€572,406	In progress

*Table 3 Southill Projects*

Project	Expenditure to-date (2014 - 2021)	Status
Replacement Housing - Older Person's Accommodation, Colivet Court (35 units)	€439,089	Complete
Churchfield Phase 1 (42 units)	€12,716,814	Complete
Churchfield Phase 2 (38 units)	€213,200	In progress
Infill Housing - Southill (14 units)	€3,404,448	In progress
Palm Court (27 units)	€392,399	On Hold
Thermal Upgrades - Southill total of 393 units	€7,272,795	In progress
Housing Refurbishment and Remodelling (1.5m average cost per year)	€12,310,296	In progress
Public Realm / Environmental Upgrading Works (602k average cost per year)	€4,817,533	In progress
CCTV Upgrade Works	€1,068,491	In progress

*Table 4 St Mary's Projects*

Project	Expenditure to-date (2014 - 2021)	Status
Elderly Housing at the Orchard Site (27 units)	€471,059	In progress
Infill Housing St Mary's Park (19 units)	€4,583,545	Complete
Sheep Street / Athlunkard Street (8 units)	€350,889	In progress
Housing need infill Housing at Gaol Lane from Programme	€43,998	On hold
Refurbishment of 8-10 Gaol Lane (3 units)	€402,938	Complete
Thermal Upgrades - St Mary's total of 157 units	€3,574,444	
Housing Refurbishment and Remodelling (1m average cost per year)	€8,235,034	In progress
Public Realm / Environmental Upgrading Works (912k average cost per year)	€7,299,293	In progress
CCTV Upgrade Works	€1,890,684	In progress

*Table 5 Other Projects*

<b>Project</b>	<b>Expenditure to-date (2014 - 2021)</b>	<b>Status</b>
Coonagh Knockalisheen Road	€28,275,512	In progress
Moyross Community Enterprise Centre expansion and refurbishment	€2,963,200	Complete
Interim works to St Nesson's College	€165,983	Complete
Strategic Demolitions under the Regeneration plan.	€6,957,856	In progress
Strategic Site Purchases (33-35 Byrne Ave, Toppins Field, Cleeves, Engine, Fulflex, Galvone)	€6,875,424	Complete
Reorganisation of primary educational facilities, Southill (child and family)	€1,649,644	Complete
Southill House Campus Works	€153,000	In progress
Remediation works to historic landfill site to east of St Munchin Street	€881,768	Complete
Stabilisation Works to Opera Centre Site Phase 1	€346,166	Complete
Pop-up park at Parade Site	€31,138	Complete
24/25 Nicholas Street	€121,298	Complete
27 Nicholas Street	€140,000	Complete

## 2.3 Future Priorities

Priorities in terms of capital spend include to:

- complete out the proposed LRFIP housing projects;
- seek funding for and deliver outstanding LRFIP community infrastructure projects eg. playground, youth facilities and community centres
- improve connectivity/public realm within Regeneration areas and to and from the City Centre/adjacent areas

Prioritisation of projects and delivery of infrastructure is subject to continuous engagement with councilors, the local communities, statutory agencies, and the Department of Housing Heritage and Local Government. Now is the appropriate time to review what has been achieved and what has not been achieved but should still be delivered, and plan for the implementation of same.

## 2.4 Decision making

The Local Authority has the key role in leading the planning and oversight of implementation of the strategy, working in partnership local communities, statutory bodies and central government. Please see figure 1 below.

The elected members set the overall policy, approve the statutory planning as presented through the Part 8 process, and have an oversight role through the Council and through the Regeneration

committees. The Regeneration Directorate within the local authority is the overall coordinating and executive structure of the regeneration programme.

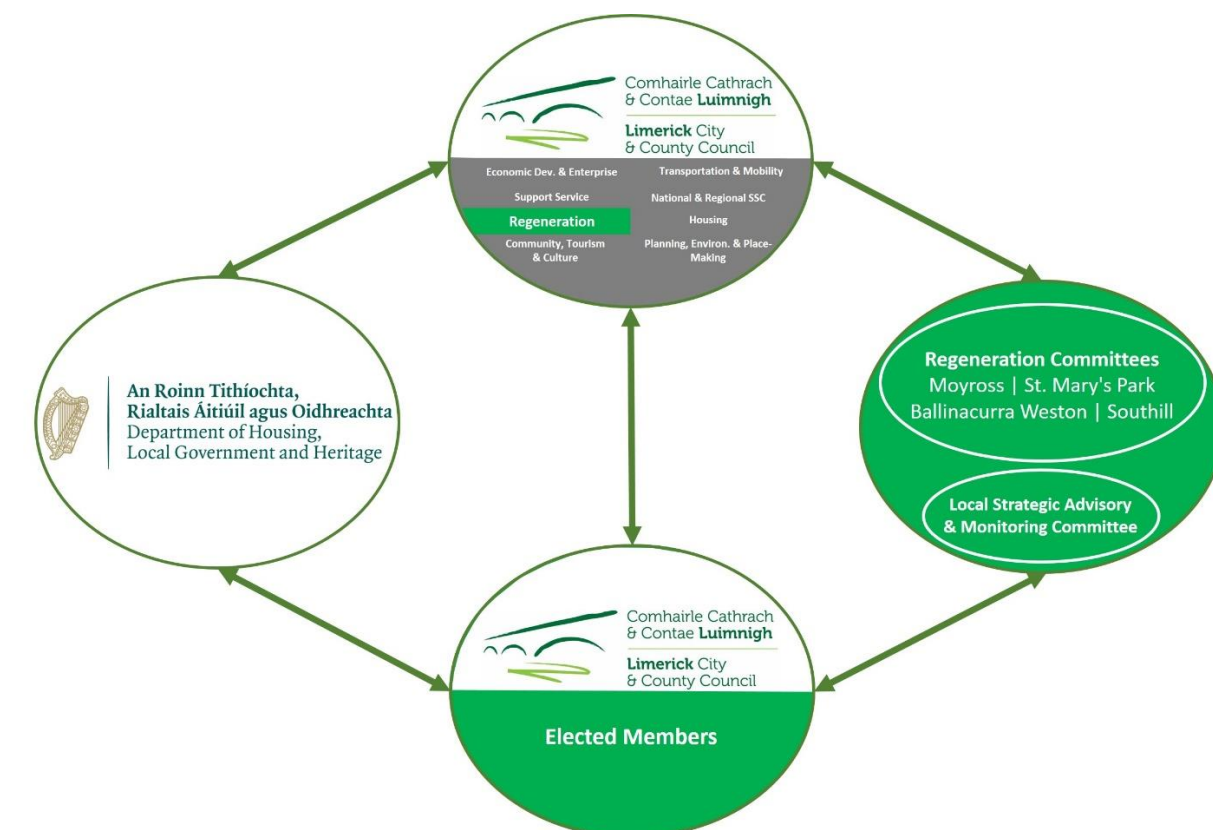
Local Regeneration Committees involving representation of the communities, elected members and staff of the key statutory agencies in the city (e.g. Gardai, HSE, school principals, Council officials) are in operation in each of the Regeneration Areas and involved in the decision-making process as to the progression of projects.

The role of the Local Regeneration Committees is to provide a forum for exchange of information and views to and from the regeneration communities. They address issues related to forward planning of action and proposals, service delivery issues, and progress or lack of progress with programme implementation. They also provide feedback to statutory agencies on needs and issues of concern to the communities, and communicate information to residents.

The statutory agencies involved in the delivery of Regeneration are represented by their the Local Strategic Advisory and Monitoring Group to ensure coordination of delivery. This committee includes senior representation from agencies including: the HSE; Tusla; Departments of Education, Social Protection, and Housing; Probation Services; and also community representation.

Finance for implementing the LRFIP is for the most part accessed from the Department of Housing, Local Government and Heritage and supplemented with mainstream funding from other Government departments, statutory agencies and philanthropic funding. In line with the Capital Works Management Framework (CWMF) structure, Limerick City and County Council require project-based approval at staged intervals from the Department of Housing, Local Government and Heritage for funding to enable the progression of projects.

*Fig. 1, Governance Structure, Regeneration Department, Limerick City & County Council*



### **3. SOCIAL REGENERATION PILLAR**

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#### **3.1 Social Intervention Fund (SIF)**

Under the LRFIP, the Social Intervention Fund (SIF) is the main component of the social pillar of the regeneration programme. The fund underpins the LRFIP's primary objectives but also aims to close the gaps with the average population by improving access to opportunities for residents of the regeneration areas, as well as improving service provision across the statutory and voluntary / community sector. As such, the SIF invests in projects that share these aims, whether the projects are run by voluntary and community organisations or other public agencies. Projects supported by the SIF fall under at least one of six themes:

- Education and Learning;
- Health and Wellbeing;
- Ageing Well;
- Employability and Work;
- Families and Youth at Risk; and,
- Community.

The SIF programme has two cross cutting approaches Policing, Justice, Community Safety and a Whole of Government.

Between 2015 and 2018, approximately €3.9 million was disbursed to an average of 155 projects annually. Roughly half of all projects funded receive €10,000 and over, and these larger grants account for over 90% of the fund each year (approx. €3.6 million). SIF-funded projects have been successful at attracting match-funding for their programming. In those years, SIF grants only accounted for approximately 27.6% of the total funding committed to projects that received SIF grants of €10,000 and over.

#### **3.2 SIF Application Processes**

While there can be some fluctuation in the timing, in general, the call for applications for SIF grants goes out in the autumn for the subsequent year. A notice is placed on the Limerick.ie website, on all our social media channels (e.g. Twitter) and in the local newspapers (Limerick Leader, Limerick Post). SIF Administrators consider the validity of the applications in line with the guidelines and terms and conditions of the SIF. Those that meet the criteria are then assessed by the Independent Assessment Committee on the following:

- Quality of the project (including its relevance to regeneration communities);
- Implementation and project management;
- Sustainability and Impact on the mainstream (e.g. match funding);
- Costs and value for money.

The Independent Assessment Committee:

- Mr Ned O'Connor – Chair – Retired South Tipperary County Manager;
- Mr Brian Geaney – Assistant Chief Executive Cork City Council;
- Mr Joe McGuinness – Director of Service, Louth County Council;

- Mr Eamonn Moran – Director of Corporate Strategy, University of Limerick;
- Mr Martin Rafter – Assistant CEO & Social Inclusion Programmes Manager, Kilkenny LEADER Partnership; and,
- Mr Jason Murphy – Senior Executive Officer, Clare County Council.

All projects, together with the committee recommendations, and comments are then sent to the Department of Housing, Local Government, and Heritage for approval. The Department make the final decision. All applicants are then notified by way of a letter outlining the decision.

There is a process in place for those that wish to appeal the outcome of their application. Appeals are assessed by the Independent Assessment Committee. All appeals along with the committee recommendations and comments are then sent to the Department of Housing, Local Government, and Heritage for approval. The Department make the final decision. In previous years, this final decision has been made mid-year. All applicants are notified by way of a letter outlining the final decision. Decisions on appeals are final.

Grants are paid out on receipt of the signed Service Level Agreement, and provided all previous years funding is paid and finalised. Grants less than €10,000 are paid in two tranches of 90% and 10%. Grants of €10,000 or more are paid in two tranches of 60% and 40%.

### **3.3 Oversight: Monitoring, Evaluating, and Auditing the SIF**

Organisations in receipt of a project grant of less €10,000 must submit a progress report demonstrating that the project achieved its intended outputs (or activities) in order to draw down the final 10% of their grant monies. Organisations in receipt of a grant of €10,000 and over must submit a progress report to draw down the final 40%. Organisations in receipt of a project grant of €10,000 and over must also submit a monitoring report detailing which outcomes, as outlined in the LRFIP, have been achieved and to what extent. They report on inputs, outputs/activities and outcomes. This process takes place just over a year after the grant year in question in order to allow organisations time to implement the projects and measure outcomes.

### **3.4 Outcomes for regeneration communities**

Outcomes are measured via standard indicators drawn from existing government policy and programme reporting. Organisations submit monitoring reports with quantitative and qualitative data to describe outcomes. Indicators cover all six regeneration themes and include, among others:

- Educational attainment and re-engagement with education;
- Improved mental health and well-being;
- Progress to Further Education and Training and to Employment;
- Footfall into community centres;
- Jobs created and Social Enterprises Created or Expanded.

### **3.5 Measuring social regeneration**

This involves understanding the data received from organisations monitoring reports in relationship to a contextual measurement framework. This framework draws from external data sources, including:

- the census;
- schools data from schooldays.ie;



- crime statistics on CSO StatBank; and,
- statistics from the National Suicide Research Foundation, Registry of Deliberate Self-Harm.

The SIF operates in an environment where organisations/projects are often receiving funds from a variety of sources and it may not always be possible to trace a specific outcome directly to any single funding source, including the SIF.

The appointment of a ***Social Regeneration Coordinator***, who has significant experience of working in Regeneration Communities, further enhances our ability to measure the scale and impact of our SIF projects. Their mandate to carry out on the ground reviews that capture the voice of both the service provider and the service user will be an intrinsic to how we measure the success of SIF projects going forward. The Social Regeneration Coordinator will influence and improve the coherence of service provision across the statutory and voluntary / community sector, with a view to improving effectiveness in responding to needs of the population and to achieve better value for money invested by the totality of service. This will include:

- a review on the impact and efficiency of existing interventions funded through the Social Intervention Fund in regeneration areas;
- identifying key tangible revisions or new interventions required to improve the outcomes for families with the highest and most complex needs; and,
- developing and overseeing implementation of those recommendations.

The Local Government auditor audits the financial statements of Limerick County Council annually. The audit scope includes auditing the Statement of Accounting Policies, Income and Expenditure Account, Balance Sheet, Funds Flow Statement and related notes. The Regeneration Directorate's Social Intervention Fund is audited as part of the annual statutory audit.

### **3.6 SIF-Funded Projects in the Regeneration Communities**

While the SIF is a relatively small portion of the overall LRFIP budget, it makes a significant contribution to social inclusion projects in Limerick city that support the residents of the regeneration areas. The SIF supports core and programme costs to a range of organisations. Over the life of the LRFIP, the SIF has allowed diverse organisations across the city to run regeneration-specific programmes, make small capital improvements, and, in some cases, pay basic core costs. SIF grantees include community centres, community service providers, sports groups, and community groups, among many others.

Geographically, SIF-funded programmes are largely located within regeneration areas or within the city-centre. An analysis of the projects awarded grants of €10,000 or more in 2018 found that 44 of the 68 projects (or more than two thirds) reported that they support groups in more than one regeneration area. Of those, 38 projects (over half) target all four regeneration areas. Projects based in the city centre (16 projects) can serve the wider city, while also ensuring confidentiality to regeneration area residents when they physically attend the offices. SIF-funded organisations have developed a rich social service infrastructure that supports the residents of the regeneration areas and benefits the wider city with its frontline expertise and increased professionalism. The following sections give a brief introduction to some of the achievements of SIF-Funded projects to date.

### **3.7 Education & Learning**

The first theme of the Social Intervention Fund (SIF) is Education & Learning, and this priority is reflected in the investment in projects under this theme (between €632,600 and €1,069,005 each

year from 2015-2018). Projects funded address education and learning needs from early years interventions, through primary, second level, into third level and adult education.

Contextual data points to improvements in retention and attainment levels in regeneration areas over the life of the SIF. From 2006 to 2019, the progression rate to third level colleges through the CAO for DEIS schools in Limerick rose from 42.0% to 60.9% (source: schooldays.ie). Rates of early school leaving in Limerick are in decline in line with national trends. In the 2005 school entry cohort (sitting the Leaving Cert in 2010/2011), there was a gap of just under 4% between Limerick City schools and the state average. By 2009 (sitting the Leaving Cert in 2014/2015), the gap in retention rates to Leaving Cert between City and the state average was less than 1%.<sup>1</sup> For those pupils who do not remain in mainstream school, alternative educational options are available including Youthreach and skills / vocational training, of which the SIF is an important funder. There have also been small improvements in terms of a decline in the percentage of adults with lowest education in the regeneration areas (source: CSO, 2016 Census, Small Level Analysis).

#### **Spotlight: Corpus Christi Primary School, Moyross**

Corpus Christi Primary School is the only school located in the community of Moyross. Over the past number of years the Social Intervention Fund has supported the school in re-establishing itself as a key hub within the Moyross community. The SIF programme has supported the roll out of a wide range of after school activities, adult education programmes, and a variety of mental health initiatives. The Board of Management have reported significant increases in pupil attainment levels, increased enrolments and improved emotional well-being across the school community. The ongoing support of the SIF programme is an intrinsic part of this evolutionary process. The support of the programme has also enhanced the scale and depth of programmes currently being implemented in the school's new Family Hub. This groundbreaking work was recently recognised when the school secured a Public Service Innovation Award. Significant multi-agency work is now happening in the School and Family Hub. The support of the Social Intervention Fund is a key fulcrum in this process of change.

### **3.8 Community Hubs**

Community organisations operating from community centres that provide a focal point for local service delivery have positive social and economic impacts in the regeneration communities. Capacity building of organisations running the community centres (governance, strategic and business planning) and contributions towards operational costs (e.g., part funding a key post) have been supported by the SIF.

Community hubs are an important access point for services for regeneration residents, as they offer a wide range of reasons to interact with the centre. These include, but are not limited to, community cafes, adult education, youth groups, crèches, social enterprises, as well as personal development and employment supports. Community Hubs can be particularly important for elderly residents as places to socialise, pursue adult education, and to access supports and services, including Meals on Wheels. Community Hubs supported by the SIF include:

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<sup>1</sup> This is the last year for which Limerick City data is available due to the amalgamation of the City and County Councils. In the amalgamated Limerick City and County Council area, retention rates to Leaving Cert for the 2013 school entry cohort (sitting the Leaving Cert in 2018/2019) was 91.8% (a small dip compared with the previous year for Limerick City and County, 92.1%) and slightly above the state average (91.2%) (Source: Department of Education).

- Moyross Community Enterprise Centre;
- Limerick Island Community Partners;
- Our Lady of Lourdes CSG;
- Tait House;
- Southill Hub;
- the Learning Hub; and,
- Limerick Youth Centres.

### **Spotlight: Limerick Island Community Partners**

Limerick Island Community Partners is a community development and services organisation located on King's Island, serving St. Mary's Parish and the wider Limerick area. Limerick Island Community Partners reported 300 weekly users in 2018. The organisation also supports local community groups and social enterprises, such as St. Mary's Men's Shed, St. Mary's Resident Group, Limerick Care & Repair, and St. Mary's Community Festival. St. Mary's AID runs events, including the St. Mary's Community Festival & Regatta and the Bike Project Open Day. Intensive activities include adult education, Meals on Wheels, and home visits to the elderly.

Over the years from 2015-2018, the SIF programme has supported operational funding for Limerick Island Community Partners, as well as estate management, a project officer, bike recycling, bus driver training, elderly & vulnerable services, and other small-scale community projects. St. Mary's AID attracts matching funds from bodies such as SICAP, the HSE, and the Department of Social Protection. In 2018, St. Mary's AID employed 8 staff and 32 staff on labour activation programmes.

### **3.9 Community Safety**

Under the social regeneration programme, communities have been assisted in various ways to improve community safety and build community engagement. Initiatives have included putting in place CCTV and estate management workers in the regeneration areas as well as stakeholder engagement in local regeneration committees and consultation processes to get the views and feedback from communities. Projects funded under the social programme under Families and Youth at Risk, Health and Well-being and Education and Learning divert young people away from anti-social and offending behaviour and seek to engage people generally in productive and developmental activities. Some of these involve participation of community Gardaí.

Crime statistics from the CSO Statbank demonstrate a reduction in ten out of fourteen types of crime in the period from 2007 to 2019, including serious crime categories such as theft (-29.6%), burglary (-33.85%), damage to property (-63.11%), and homicide (-77.8%). Those categories most associated with youth crime have also seen varying levels of decline since 2006. For instance, there has been a significant drop in disorderly conduct (offences often associated with anti-social behaviour) from 2,050 in 2007 to 1,052 in 2016 (-49%) and 600 in 2019 (-70% compared with 2007). Theft of vehicles (joyriding) also declined significantly over the whole period (-76% between 2007 and 2016) and decreased from almost 1,000 offences in 2007 to 143 in 2019 (-86%) – the lowest number of reported offences in this category over all the years.

### **3.10 Families and Youth at Risk**

This theme addresses family support and young people, focusing on families with higher levels of need and young people at risk. Projects under Families & Youth at Risk mostly involve two main types of interventions:

- (1) Intensive services to individuals delivered via referrals into services and involving one-to-one and family support, targeting those with highest needs. Examples of intensive services include: Extern's Janus programme; Barnardos Homemaker programme; and, Northstar Family Support Project. ; and'
- (2) Structured programmes in parenting activities for children and youth at risk. Examples of structured programmes under Families and Youth at Risk are the Incredible Years Parenting Programme and youth work / youth services in regeneration areas.

There is variation in the level of support. Some veer towards lower threshold interventions and others involving on-going intensive support for small numbers of individuals and families with complex needs.

### Spotlight: Bedford Row

The **Bedford Row Family Project** supports families that are affected by imprisonment. Its target community is predominantly located in the regeneration areas of Limerick. SIF funds three projects within Bedford Row:

*The Social Work and Family Support for Prisoners and their Families* includes one-to-one and group work as well as skills and personal development classes. Bedford Row runs a Hospitality Centre in the grounds of Limerick Prison as a part of this project.

The *Intensive Family Support Project*, based in the south side and city centre, supports families affected by addiction, isolation, drug misuse, poverty, anti-social behaviour, serious crime and imprisonment. This project focuses particularly on children, featuring groups, outdoor activities, Christmas and summer programmes, and play therapy.

The *Traveller Support Project* aims to foster connections with the Travelling community of Limerick, providing social support and identifying and developing community leaders. Activities include, among others: the Drive Project, education support, a summer programme, and a public health nurse.

In 2018, across the projects, Bedford Row reported that 71 individuals progressed to further education and training (FET), 24 progressed into employment, an estimated 268 improved mental health and wellbeing, and 48 reengaged with education.

### 3.11 Youth work & Training

Since the 2016 LRFIP review, a key emphasis of the SIF has been connecting young people with pathways to employment. The first step on this pathway is a reconnection with education. Projects operating with these aims foster employability among young people, while also often providing diversionary activities to at risk youth. A key programme working to help young people re-engage with education is the LCETB Youth Counselling Initiative. Learners in Youthreach are young people in second level education who are unable to stay in mainstream school. In the absence of this service, these are young people who are most at risk of / or in fact leave school early. Therefore, to the extent that they participate in Youthreach and complete the programme there, they are all re-engaging with education.

A range of projects specifically supports young people at highest risk, and these report participants re-engaging with education across the years 2015-2018. These projects tend to report smaller numbers of participants under this indicator (largely 50 or fewer), but they report consistently. These projects include: Extern; Limerick Youth Service; Limerick Learning Hub; Moyross

Development Equine Programme & Workplace Programme; Garryowen Community Development Project; Reclaim; Céim ar Chéim; Moyross Probation Project; Bedford Row Family Project; FAI/LCETB Soccer Skills Course; ICO Sing Out With Strings; and, Novas Family Support Project St. Mary's Park.

### **3.12 Sport and Cultural Activities**

In addition to providing social services and supports, the SIF also invests in sports and culture in the regeneration areas. For 'hard to reach' groups such as young people and families at risk, outreach in local communities and activities centred on sport, recreation, music and cultural activities have proven to be strong attractors.

Sport funding has included small capital grants to support improvements to facilities for clubs in and serving regeneration areas. Some examples from 2020 include:

- reseeding of the pitch at St. Mary's RFC;
- St. Patrick's GAA Dressing Room Development;
- Ballynanty Rovers AFC replacement of goal posts and purchase of training equipment; and,
- football equipment for Caledonians FC;

The SIF also supports sport programming with social inclusion benefits, such as the Limerick Sports Partnership's Boxing Clever Programme and the FAI LCETB Player Development Course.

Large cultural programmes supported by the SIF include the Irish Chamber Orchestra's Sing Out With Strings Programme and Music Generation Limerick City, both of which use music to develop confidence and well-being. Many smaller SIF grants support local cultural and community events and projects, such as the Eilish McCarthy School of Dance's Disco Kid 2021 event and St. Mary's Strictly Dancing Group in the Limerick Island Community Project.

### **3.13 Population in the Regeneration Areas**

Within the LRFIP, the number of new social housing is restricted to specified replacement housing in order to achieve improved tenure mix. It was also intended that any new additional housing over and above the replacement level would be private in order to again improve tenure mix. It was considered taking into account relative market levels this was more likely to be in the medium to long term.

Population numbers in relation to some electoral districts within the Limerick Regeneration Areas declined between 2011 and 2016 however others did increase. This was during a period when demolitions were continuing but also when there was very little new housing being built in Limerick or elsewhere in the state due to the economic depression. The 2021 census was delayed to 2022 due to COVID so we as yet do not have accurate figures for the current period. However since 2016, the number of demolitions have reduced in scale and 87 new houses were completed/occupied with further projects either onsite or ready to go to site shortly.

Under the social and economic pillars the Regeneration programme works to support the communities within each of the regeneration areas. Of particular relevance to stabilising population numbers within regeneration areas, Regeneration supports two voluntary organisations (Novas and Sophia) that work directly with at-risk families in order to sustain their tenancies. As stated above diversifying tenure is a strategy identified in the LRFIP for the medium to long-term. Within the LRFIP, lands not identified for replacement housing are identified for private and affordable housing with the intention of increasing the tenure / income mix of the overall area.

Current market values do act as a barrier to the progression of mixed tenure within the Regeneration areas. However it is Limerick City and County Council's ambition to use the provisions of Housing for All - A New Housing Plan for Ireland as much as is possible as a means to implement affordable housing with a consequent positive improvement in population figures within Regeneration areas.

### 3.14 Le Chéile Child and Family Centre

This centre in Southill was put in place to provide wrap around services for children and their families in the adjoining schools and area.

*Table 6: No. of families in Early Years Setting – 39 in September 2021*

	Southill	Rathbane	Hyde Rd.	Kennedy Pk	Janesboro	Rosbrien	Old Cork Rd.	City Centre	St Patricks Rd	Other Areas	Total
Families	15	5	2	3	2	2	1	2	1	6	39
Children	16	8	2	3	2	2	1	2	1	6	43

*Table 7: Sponsored places*

Sponsored Places	Tusla	HSE	LCCC	Dept Justice	DES
	19	3	3	0	1

September Programmes:

Limerick Social Services Centre (LSSC) supports to the community:

- Community Mothers –
  - Supporting play sessions and linking with parents
  - Baby Massage Programme – Starting
  - Baby Incredible Years – Starting 30th September
  - Parent Programme (Driver theory)
- Teen Parent Support Programme
- Adolescent Counselling
- Adult Counselling

External supports:

- Children's Music Therapy (Phoenix) – 1 day a week
- Children's Play Therapy (Phoenix) 1 day a week
- Children's Play Therapy (Phoenix / Southill FRC referral) – 2 days per week
- Tusla Case Conferences (4)
- Community Mid Wife – 4 clinics in September
- Tusla Access Visit (4)
- HSE Psychology Support Programme for Children – 3 sessions in September
- Non-Violent Resistance Training x 1 session

- TLCKidz Programme for children and parents (Barnardos)
- Parenting when Separated Programme
- HSE Health Promotion Team – Every Tuesday
- PHN Schools Clinics – (47 clinics)

Planned activities:

Discussion with Adapt with reference to extra Play Therapy

Helium Arts running Mid Term Programme in October as well as volunteer training days

### **3.15 Southside Integrated Youth Space**

It is the ambition of the LRFIP to provide an Integrated Youth Space for the Southside. The Council has submitted a funding application for such a facility in Southill at the former Junior school. The Department of Housing, Local Government and Heritage have engaged with the Council in relation to the funding application, as of yet no funding has been approved. The Council is continuing its discussions with Limerick Youth Service with a view to continuing their service in the Galvone Industrial Estate.

## 4. ECONOMIC REGENERATION PILLAR

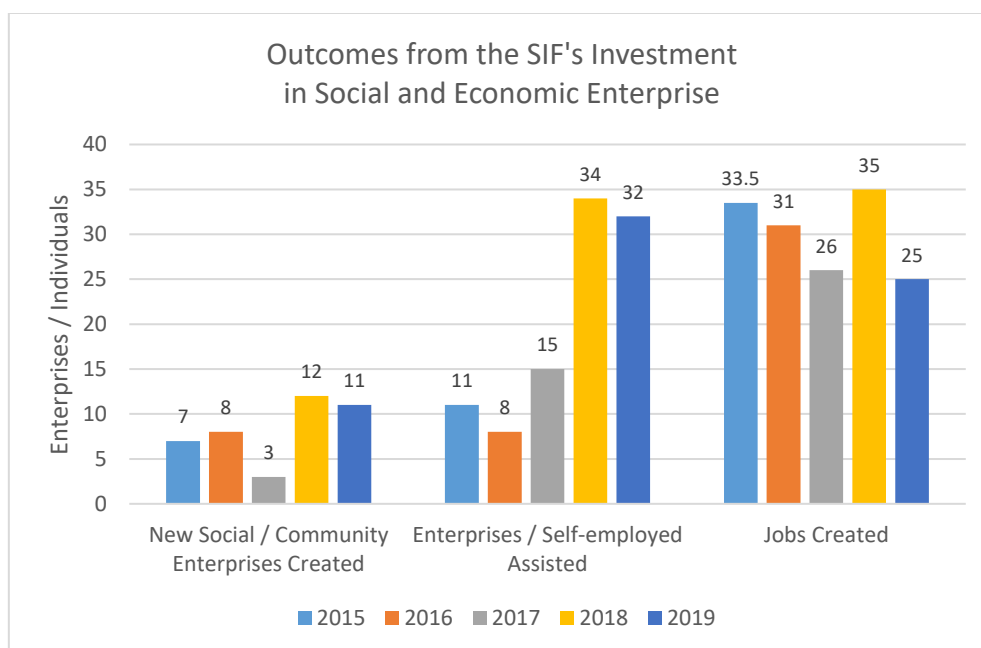
### 4.1 Jobs Creation

The economic development strategy for regeneration is focused on the delivery of a number of key objectives. They include

- ensuring the growth of local capacity through the provision of focused sectoral training and employment opportunities;
- fostering a culture of social innovation and social enterprise in the areas as well as create a programme of civic and economic interventions to attract, support and grow micro and community enterprise; and,
- attracting inward investment into Limerick City and the areas of Regeneration from the private and public sectors that stimulates additional economic activity.

There are a number of routes to employment for residents of regeneration areas. For example, Regeneration supports jobs creation by investing in the development of community and social enterprises through the Social Intervention Fund. These are largely hosted and supported by the community enterprise centres in which the fund invests. The number of enterprises and self-employed assisted are largely driven by the work of each Community Enterprise Centre on their in-house enterprises. Other organisations such as Limerick City Build and (in 2018) the Urban Co-op provide incubation space and/or business supports to local startups. Out of this development, jobs are created in social enterprises, such as community cafés, meals on wheels, bike maintenance, and recycling, as well as small local businesses. Between 25 and 35 jobs were reported as created by SIF-funded projects each year from 2015 to 2019.

Figure 2 – Outcomes from SIF investment in social and economic enterprise

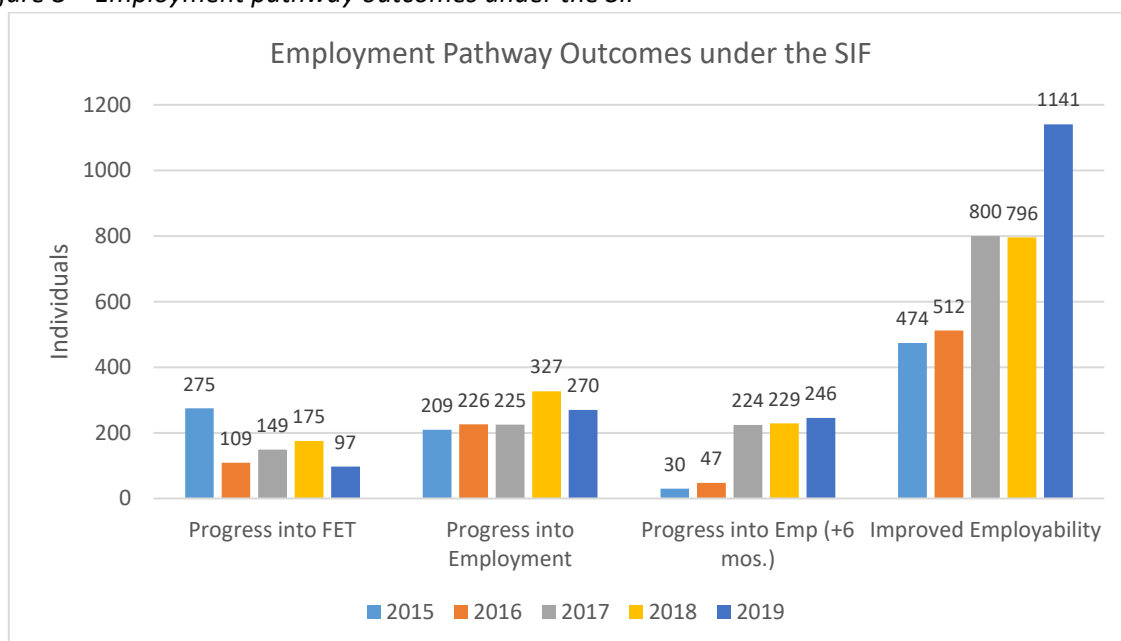




The SIF supports programmes that reach out to unemployed individuals in order to reconnect them with education, increase their employability and help them progress into the labour market. There is a focus particularly on addressing youth unemployment in the regeneration areas. Each year from 2014-2019, between 173 and 327 participants in SIF-funded projects were reported to have progressed to employment upon project completion. These include individuals employed by SIF-funded organisations under labour activation schemes (e.g. CE / TUS), who progressed into further employment.

Figure 2 below shows the returns from the monitoring data on how many individuals progress into further education and training (FET) or employment upon completion of a SIF-Funded Programme, as well as how many remain in employment 6 months later. The numbers on improved employability demonstrate an increasing emphasis among SIF-funded programmes on preparing individuals for employment, often by increasing their soft skills such as team work, confidence and punctuality. This includes projects working with some of the most excluded groups (e.g., ex-prisoners, early school leavers, young people at risk of offending).

*Figure 3 – Employment pathway outcomes under the SIF*



The SIF has partnered with the Limerick Clare Education Training Board (LCETB) on three projects which are delivering results in the area of pathways to employment:

- The redevelopment of The Bays building in Moyross and investment in the development of the Moyross Development Company's Workplace Training Programme (with the LCETB) since 2017 saw 64 young people progress into employment and 26 progress into further education and training in 2018 and 2019;
- The Hospitality Education and Training Centre (HETC) in Roxboro was set up in 2014 as a joint project between Regeneration and the LCETB. The HETC reported 599 participants progressing into employment between 2015-2019. In 2018 and 2019, the organisation reported 75% of trainees coming from Regeneration Areas;
- The SIF supports the FAI Soccer Skills programme, which takes in 24 trainees each year, at least half of which come from Regeneration Areas. Trainees are unemployed young men and women, and the programme uses football as an access point to education and training.

Each year from 2015-2019, between 7 and 19 participants went on to employment, and between 5 and 10 went on to further education and training;

- The SIF invests with interventions to re-engage with education among adults as well as young people at risk of leaving school. Organisations report supporting between 416-665 participants to re-engage with education each year from 2015-2019. Some of these projects include: LCETB Youthreach, St. Munchin's CEC, St. Thomond Primary School's Retention Project, and Moyross Development Company among others. Ongoing support from the SIF has seen some projects develop links with Access Programmes in local third level institutes. For example, in 2021, the Community Companions programme in Moyross assisted 12 local residents into the Access Programme in LIT.

## **4.2 Strategic projects**

The LFRIP was carefully aligned with the Economic and Spatial Plan Limerick 2030 and in that regard has supported the following key economic projects for Limerick City:

- Opera;
- Cleaves;
- Nicholas Street; and,
- Engine Cecil Street.

## **4.3 Pathways to Employment**

From November 2020, the SIF has co-funded the role of the Jobs Initiative Coordinator within Innovate Limerick. This Pathways to Employment initiative engages directly with employers and training partners in order to match individuals' skills development to jobs, creating opportunities for residents of the regeneration areas. Links have been established with local multinational and construction companies in order to lay down pathways to employment. To date, in conjunction with partners (Limerick City Build and Moyross Development Company), the Initiative has

- 65 people engaged in the pre-employment process;
- 44 of those are now in employment;
- 12 have returned to education;
- 3 are on a panel awaiting a call up for employment; and,
- 1 secured a job and has since left.

The key elements are:

- Recognising and reducing barriers to employment eg .education, training, CV writing skills, lack of transportation, addiction, lack of driving license, access to childcare, access to bank account /email address / PPS number, lack of confidence;
- Putting industry led training in place through LETB and employer led programmes currently at Moyross Youth Academy and Limerick City Build; and,
- Direct engagement with employers to identify employment opportunities eg.construction, manufacturing, hospitality, health care, cleaning, logistics, defence forces

Currently a social clause is included in construction contracts procured by the Limerick Regeneration Team, requiring that 20% of new jobs created on projects will be on offer to residents in the Limerick City and County Council area and after that of the surrounding areas. The contractor agrees to use

all reasonable steps to fill at least 10% of new jobs created with new entrants or long term unemployed. It will treat locals equally and give specific consideration to their employment. Four major contracts for replacement housing are about to be appointed and the social clause will apply to these.

However, the effectiveness of the social clause can be difficult to record due to the necessity to protect personal information. In that regard work is ongoing across the Council to bring forward new initiatives in that area. This will complement the work of the Pathways to Employment initiative in presenting verifiable data to record the progress being made.

Local contractors have been engaged on the small capital housing, infrastructural and environmental works with a consequent economic boost for the local community.

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## 5. PHYSICAL REGENERATION PILLAR

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The physical regeneration pillar encompasses

- replacement housing;
- thermal upgrades and refurbishments;
- strategic demolitions; and,
- new and improved connectivity in terms of roads, footpaths, cycle ways.

### 5.1 Housing

The Limerick Regeneration Framework Implementation Plan currently envisages need for the provision of 513 no. additional homes under the programme. In accordance with the Framework Implementation Plan, the housing need specific to the Regeneration areas is calculated with reference to 3 specific variables:

- Replacement housing need: Replacement housing need refers to additional accommodation requirements generated in order to enable planned demolitions;
- Overcrowded need: This refers to additional accommodation requirements necessary to resolve overcrowding situations within selected individual homes (subject to overcrowding being evidenced on the Local Authority housing waiting list); and,
- Returning housing need: This refers to additional accommodation requirements necessary to facilitate the return of former regeneration residents to their original community (subject to housing applications being registered on the Local Authority's housing waiting list).

Fluctuations can occur across these variables altering the additional Regeneration housing requirement at a given time. Accordingly, the housing need is reviewed and revised at intervals. The overall regeneration housing need of 513 homes is currently under review. While 271 of the overall need requirement have already been completed, 38 no. units are currently undergoing construction, 121 no. units have recently been tendered (56 no. currently approved to construction stage) and a further 27 no. units are in the process of being prepared for tender. Table 8 sets out the status of the individual new housing delivery projects per project and per area:

*Table 8 New housing delivery projects*

Project / Scheme:	Status:	Units
Cosgrave Park / Dalgaish Park	Pre-contract	57
Cliona Park Phase 3	Pre-contract	18
Delmege Park (PMVT Infills)	Construction	20
Hartigan Villas (PMVT Infills)	Construction	4
Churchfield Phase 2	Pre-contract	38
Carew Park (PMVT Infills)	Construction	14
Orchard Site	Pre-tender	27
Sheep Street	Pre-contract	8
		<b>186</b>

Construction of all of these units is expected to commence across 2021 / 2022. Based on the currently defined overall Regeneration housing need of 513 units, a further 56 units remain to be delivered as part of further future projects.

To date under the replacement housing programme for Regeneration, there has been 271 new residential units constructed. Some of those projects were initiated by the Regeneration Agency before the adoption of the LRFIP. 3 of the schemes below are outside Regeneration but were approved as Regeneration projects and contained within the Agency and the LFRIP plans.

*Table 9 – Houses constructed under regeneration programme*

<b>Project / Scheme:</b>	<b>Units:</b>
Cliona Park Phase 1	34
Cliona Park Phase 2	10
176 – 177 Cliona Park	2
45A / 46 Cliona Park	2
30-36 Moylish Road	7
Southill Older Persons Accommodation	35
Churchfield Phase 1	42
Waller's Well Phase 1	10
Lord Edward Street	81
Vizes Court Phase 2	29
Infill Housing St.Mary's Park	19
	<b>271</b>

## 5.2 Thermal Upgrades

The thermal upgrade programme is currently in excess of 80% complete or 1,176 units

- Ballinacurra Weston (BCW) – 173
- Moyross (MOY) – 446
- Southill (SHL) – 393
- St Marys Park (SMP) – 157

The remaining units currently eligible for thermal upgrade are grouped across 10 no. Thermal Upgrade contracts. Two of these contracts (3% or 38 units) are currently under construction while the remaining 8 contracts (17% or 240 units) are in the preparation process. The following is a summary in respect of these:

*Table 10 – Remaining thermal upgrade contracts*

<b>Thermal Upgrade Contract No.</b>	<b>Regeneration Area</b>	<b>Current Status</b>	<b>Projected Site Start</b>
121	Moyross	Scoping	March 2022
121A	Moyross	Surveying	April 2022
122	St Marys Park	In Construction	On Site
123	Southill	Awaiting Stage 3 Approval	February 2022

LCCC REGENERATION DIRECTORATE REPORT TO THE METROPOLITAN DISTRICT OF LIMERICK  
18<sup>TH</sup> OCTOBER 2021

Thermal Upgrade Contract No.	Regeneration Area	Current Status	Projected Site Start
124	St Marys Park	In Construction	On Site
125	St Mary's Park	Awaiting Stage 3 Approval	February 2022
126	Southill	Surveying	May 2022
127	Ballinacurra Weston	Surveying yet to commence	June 2022
128	St Marys Park	Surveying yet to commence	July 2022
129	St Mary's Park	Surveying yet to commence	July 2022

*\* Projected construction starts are subject to timely Department approvals.*

The works on these contracts will extend into 2023. A 12-month defects period extends after the main body of the works are certified as substantially complete.

### 5.3 Thermal upgrade project programme

Preparatory works on the Thermal Upgrade programme commenced in 2013. Construction works on a pilot programme of 49 eligible properties selected from across the four regeneration areas were completed across 2014 / 2015. From the outcomes of this initial test series, the rollout of the thermal upgrade programme was gradually ramped up across subsequent years with works to in excess of 80% of eligible properties now deemed substantially complete. Prior to 2016, Thermal Upgrade works were deemed to have been substantially completed within 225 units (15%) while works were simultaneously being commenced on further eligible properties. Programme works within the vast majority of the Regeneration area properties were commenced across 2016 to 2018.

This large volume of work congested available resourcing within the local construction market. Many of these properties (756 or 65%) were only deemed substantially complete across 2019 and 2020. While a review process had been initiated prior to the programme being significantly impacted by the Covid-19 pandemic in March 2020, new provisions such as the requirement to publish BER certificates capturing the pre-works energy performance of each individual dwellings necessitate the resurveying of the remaining properties. These properties would have otherwise been progressed through the preparation process across 2020. This re-surveying process was tentatively commenced in June 2021 on the first of the remaining 8 contracts. The resurvey process is currently ongoing on a lagged contract by contract basis.

Subject to timely Department approvals (pre and post tender), the remaining 8 contracts are expected to filter through to construction stage on a lagged basis across the first two quarters of 2022 as set out above. There are currently 2 active contracts at construction stage, one of which was commenced prior to March 2020 (stalled across the pandemic) and one which was previously prepared and tendered across the pandemic period.

### 5.4 Thermal upgrade certification standard

In accordance with the LRFIP, the objective of the Thermal Upgrade programme is to bring all occupied houses (both public & private) scheduled to be retained to a C grade Building Energy Rating.

### **5.5 Thermal Upgrade defects**

Upon achievement of substantial completion for each contract, a 12-month defects period commences through which the appointed contractor is contractually responsible for the rectification on any defects arising in respect of the works that he carried out. Through this period, the properties are inspected by Local Authority Building Inspectors who record defects for the contractor's attention. Retention monies are withheld on contracts until such time as the recorded defects are attended to by the contractor in question.

The thermal upgrade programme does not differentiate between privately and Local Authority owned properties.

### **5.6 Demolitions**

Large scale demolition was originally proposed in 2008 but this was significantly scaled back in the Limerick Regeneration Framework Implementation Plan (LRFIP) in February 2014 as demolitions were largely confined to facilitate new developments, revisions to the street layout or to deal with dereliction/anti-social behaviour. 605 units were scheduled for the demolition under the Plan and 381 units have been demolished to date.

### **5.7 Connectivity and improvements to sustainable transport**

The Plan envisages improvements to connectivity to and from the City Centre, within Regeneration areas, to/from their adjacent areas and to the wider region. The Coonagh/Knockalisheen road is a major infrastructural project that meets this objective and will be, when completed, a significant boost for Moyross and the northside of the City generally. However, there are barriers to implementing many of the identified projects. These can be summarized as transport planning, land ownership, stakeholder opposition and funding.

The Limerick Shannon Metropolitan Area Transport Strategy currently being developed is key to implementing improved connectivity for residents of Regeneration areas. The staff of Limerick Regeneration have engaged with the National Transport Authority with the objective of supporting the connectivity for Regeneration residents. A number of key Regeneration principles formed part of the Draft LSMATS available for public consultation during September to October 2020. These principles include:

“-Planning and transport policy and investment in the LSMA will need to support a vibrant and accessible Limerick City Centre and identified regeneration areas.

-It is envisaged that Strategic Walking Routes will be upgraded in tandem with BusConnects and enhance the pedestrian (and cycle) network to enable greater levels of walking commuter trips or as part of linked-trips with public transport. The routes include but are not limited to:

- LIT/Old Cratloe Road – Thomond Park /Moyross
- Corbally /Athlunkard Avenue – Kings Island
- Childers Road

In addition the objective of examining the case for Mobility Hubs in regeneration areas proposed to be served by public transport, walking and cycling networks was also cited”

The Council continues to actively engaged with the National Transport Authority reviewing the progression of the Draft LSMATS taking into account submissions made during the public

consultation period. The Regeneration will work with the Transportation Directorates to ensure that the aforementioned connectivity for Regeneration areas is a key action for the final strategy.



## **6. CONCLUSION**

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The above report seeks to address your queries from our previous meeting in respect of the Regeneration programme. As I have stated, now is the appropriate time to review the current position with all the partners to the LFRIP and bring forward the key priorities for the coming years that we can focus on delivering. I look forward to working with you all.

Joe Delaney

Director of Services

Regeneration