

**MINUTES OF PROCEEDINGS AT SPECIAL MEETING OF THE MUNICIPAL DISTRICT OF
ADARE-RATHKEALE HELD IN ÁRAS SEÁN FINN, NEW LINE ROAD, RATHKEALE, CO.
LIMERICK ON TUESDAY, 27TH MAY, 2025 AT 9.00 A.M.**

PRESENT IN THE CHAIR: Councillor A. Teskey, An Cathaoirleach.

MEMBERS PRESENT:

Councillors Collins, Hartigan, Keary, O'Donoghue and Ward.

OFFICIALS IN ATTENDANCE:

A/Senior Executive Officer, Municipal Districts (Ms. K. White), Senior Executive Officer, Strategy and Non LA Housing Construction (Ms. S. Newell), Clerical Officer (Ms. L. Lenihan).

1. Social Housing in Pallaskenry

The Cathaoirleach welcomed Senior Executive Officer, Strategy and Non LA Housing Construction to the Meeting.

Councillor Teskey advised he was informed of an issue with the bond to deliver the completion of the housing development at Main Street, Pallaskenry, Co. Limerick and expressed concern the developer would put the houses up for public sale.

The Senior Executive Officer, Strategy and Non LA Housing Construction advised she was not aware of any issue with the bond and the Housing Department are currently working through nominations for allocations to having tenants in situ as soon as practicable. The developer is providing final documentation in relation to Collateral Warranties - a key requirement to ensure drawdown from the Housing Finance Agency.

The Senior Executive Officer, Strategy and Non LA Housing Construction further advised the Housing Finance Agency are closed for a period in June and July which may affect drawdown of funds to the developer to close the sale and therefore enable allocation. An option of a short term licence was tabled to expedite allocations in advance of Housing Finance Agency drawdown. Otherwise the allocations will have to await till the file can be reviewed by the Housing Finance Agency in July.

Councillor Teskey advised he would like to have the houses occupied but stated he wished to distance himself from the Licence Agreement element. It was noted in any case that this is an executive function.

Councillor Hartigan advised the entrance to the estate is dangerous and needs to be addressed. The Senior Executive Officer, Strategy and Non LA Housing Construction advised the scheme is required to be taken in charge and the developer will be

responsible for making the entrance safe in accordance with the conditions of the planning application.

Members requested a detailed programme on outstanding works (TIC, ESB etc). The Senior Executive Officer, Strategy and Non LA Housing Construction agreed to revert.

Councillor Hartigan queried if Councillors could make contact with the National School in Pallaskenry to advise them of the age category of the tenants due to occupy the houses prior to their school closure in June so the school can plan for the extra students that will attend in the new school term. The Senior Executive Officer, Strategy and Non LA Housing Construction agreed to revert with the age pattern of the children due to occupy the houses.

Members requested the Senior Executive Officer, Strategy and Non LA Housing Construction would attend the July Municipal District Meeting to provide a further update on the progress of the development. The Senior Executive Officer, Strategy and Non LA Housing Construction advised she would attend the July Municipal District Meeting with a representative from Focus Ireland to update Members in relation to the development and the drawdown of funds from the Housing Finance Agency. Members requested the Director of Service, Housing and the Mayor of Limerick also be in attendance.

This concluded the Meeting.

Signed: _____

Cathaoirleach

Dated: _____