



Comhairle Cathrach
& Contae Luimnigh
Limerick City
& County Council

Stiúrthóireacht na Forbartha Tithíochta
Comhairle Cathrach agus Contae Luimnigh
Ceanncheathrú Chorporáideach
Cé na gCeannaithe
Luimneach

Housing Development Directorate
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Date: 26th June 2025

To: The Mayor, Príomh Chomhairleoir and Each Member of Limerick City and County Council

**Chairperson's Report for the Home and Social Development Strategic Policy Committee
Meeting on the 26th June 2025.**

A Chomhairleoir, a chara,

Summary Report/Main Issues

Cllr. Stephen Keary opened the meeting and welcomed all members to the June SPC meeting.

Item 1: Confirm minutes from meeting held on 24th April 2025.

Proposed: Cllr. Noreen Stokes Seconded: Cllr. Azad Talukder

Item 2: Matters arising from the Minutes

No matters arising from previous minutes.

Item 3: Working Group to explore tenants paying costs to the Council for maintenance costs that a tenant is responsible for and the Council arranging said works.

Mr. Brian Kennedy, Director of Service, Housing discussed setting up a working group to explore tenants paying costs to the Council for maintenance costs that a tenant is responsible for and the Council arranging said works and if any member would like to join. He advised that members could contact the Director or the meetings administrator if they wished to be nominated onto the working group.

Item 4: Smart Housing Programme.

Sarah Newell, Senior Executive Officer, gave a presentation on the Smart Housing Programme.

The goal of the Smart Housing Programme is to address housing shortages for keyworkers particularly. The presentation outlined that keyworkers have been identified as facing particular challenges with access to housing in Limerick City.

Some of the members raised concerns regarding the proposed locations of the Smart Housing Programme. Ms Newell outlined the rationale for the sites being the only Council owned sites available in the city that are zoned and can be delivered in the immediate term. Ms Newell stated that the next steps in moving the programme forward was to engage with the local communities in those areas and that this would happen throughout the summer months. Quarterly updates will be given to Councillors and SPC members as the programme progresses.

Item 5: Update on Tenant in Situ Scheme.

Ms. Kathy O'Grady, Administrative Officer, gave a presentation on the current status of the Tenant in Situ Scheme. This presentation outlined that the 2025 €15 million allocation for second hand acquisitions is fully committed. A letter will issue to the Minister for Housing, Local Government and Heritage for further funding.

Item 6: Upcoming Housing scheme launches.

Ms. Kathy O'Grady, Administrative Officer, gave a presentation to the members on Upcoming Housing scheme Launches. This included information on Affordable, Incremental Purchase and Rightsizing Schemes.

The presentation was well received by the committee.

Item 7: Notice of Motion

Notice of Motion submitted by Councillor S. Beasley (to be referred to the Home and Social Development Strategic Policy Committee)

I will move at the next Meeting of the Metropolitan District of Limerick that Limerick City and County Council remove the 2 year waiting time for getting on the housing transfer list for those in exceptional circumstances or where the circumstances of the family have taken a drastic change

Cllr. Stephen Keary asked that the item be deferred to the October SPC, due to Cllr. Sarah Beasley's absence.

Item 8: Notice of Motion

Notice of Motion submitted by Councillor S. Hickey-O'Mara (to be referred to the Home and Social Development Strategic Policy Committee)

I will move at the next meeting of the Metropolitan District of Limerick that this Council scrap the inclusion of child maintenance payments as income when calculating rent on local authority homes.

Proposed: Cllr. Shane Hickey-O'Mara **Seconded** Cllr. Elisa O'Donovan

Cllr Hickey O' Mara outlined the unfairness of including child maintenance payments as income in determining differential rent as this payment is for the child and they should not be penalised in

calculating the household income. Cllr Hickey O' Mara cited a good practice example of recent changes to Cork County Council's differential scheme.

Ms. Mary Hayes, Senior Executive Officer, Housing responded that the removal of maintenance payments from assessable income would negatively affect the rental income from social housing tenants and would have to be made up by increasing the rents charged to other tenants. Any downward adjustment to the income criteria would impact on the level of services that the Council can provide. Ms. Hayes stated that she will liaise with Cork County Council in relation to the impact the removal of same has had on their rental income. Ms Hayes also outlined that they will undertake a cost analysis of how much rental income the Council would have as a reduction if they were to omit child maintenance payments.

On the proposal of Cllr. Sharon Benson seconded by Cllr. Elisa O' Donovan, it was agreed that Housing Support Services would write to the Department of Housing, Local Government and Heritage to ask if they would consider omitting the inclusion of child maintenance payments as income when calculating rent on local authority homes as part of the National Rent Review.

Proposed: Cllr. Sharon Benson **Seconded** Cllr. Elisa O'Donovan

AOB

Cllr. Stephen Keary had a query in relation to the Private Housing Grants Fund and how the funding has already been committed so early in the year. Cllr. Keary asked if people could keep applying in the case of more funds becoming available.

Ms Mary Hayes outlined that the private grants were extremely popular across the City and County. She also stated that they have sent in a request to the Department of Housing, Local Government and Heritage for additional funding. There is a small amount of funding available for emergency cases.

Next SPC meeting date Thursday, 9th October 2025.

An Cathaoirleach, Cllr. Stephen Keary thanked everyone who attended the SPC meeting.

END OF MEETING

Is mise le meas,



Cllr. Stephen Keary, Chairperson
Home and Social Development Strategic Policy Committee

