

SMART Modular Housing Project

Frequently Asked Questions

The Mayor of Limerick and the Housing team of Limerick City and County Council (LCCC) are piloting innovative modular homes designed for 1-2 person households, offering sustainable, high-quality living.

These homes come fully equipped and can be built in half the time of traditional housing.

Public feedback is key—residents are invited to share preferences on size, rent, and future locations [here](#).

Explore how these homes could shape the future of housing in Limerick by reading the below Frequently Asked Questions.

1. Who is eligible to apply for one of these modular homes if they become available for housing?

The primary target for the rental of these SMART homes is the 1 and 2 person need. Providing residents of Limerick with a home to rent.

2. What kind of amenities will be included inside the homes (e.g., kitchen, bathroom, heating)?

The SMART Housing homes will be provided with kitchen, bathroom, and will be fully functional like a normal apartment. The heating system will be a sustainable form of heating; most likely heat pump coupled with a ventilation system. Other options are currently being reviewed.

3. What kind of public feedback is being collected during the display period?

The public will be asked for views on size preference and rent expectations.

4. Will people get to choose which size homes they prefer, and how will that decision be made?

Yes, the public will be asked which homes they prefer and what rent they would be comfortable paying for these homes.

5. How quickly can these homes be built and installed across Limerick if the pilot is successful?

Limerick have multiple sites which will require Part 8 Planning applications. The delivery of 2000 homes will most likely be 18-24 months from inception to completion. This would be compared to up to 4years for a traditional build.

6. Will these homes be placed only in city centre locations, or will suburban areas be considered too?

Mayor Moran mentioned plans for modular homes on public land across Limerick, not just city centre - but to start they will be in the Metropolitan District.

7. Will these homes be managed by LCCC, a housing agency, or a private company?

Limerick City and County Council is overseeing the pilot and assessing bids from companies to manage these homes once they are installed on LCCC owned sites.

8. How do these modular homes compare in cost and quality to traditional social housing?

The SMART homes will be comparable to Social Housing in terms of quality and durability, as they will have 60years minimum durability. They will be comparable in cost, albeit delivered in half the time.

9. Will these homes be provided with furniture?

There will be different options available on furnishing depending on the target rent of the specific homes.

10. Will these homes be accessible for people with disabilities or mobility issues?

The homes on all floors will be fully accessible like a normal apartment building, and comply with all the relevant building standards, and regulations.

11. What kind of maintenance will be required for these homes over time?

A detailed operational & safety manual for each project will be developed by the modular contractor outlining the key intervals at which all elements that require maintenance will be addressed. This will be built into the schedule of facilities management and maintenance.

12. What happens to the modular homes after the demonstration period–will they be reused or dismantled?

Limerick City and County Council have the option to use these homes again. They will not be dismantled. They will be re-used. All options are currently being considered for their use after Arthur's Quay Park Exhibition

If you would like to explore any aspect of this project further with Limerick City and Council, please contact SmartHousing@limerick.ie.