



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  
Limerick City and County Council  
Corporate Headquarters  
Merchant's Quay  
Limerick

**EIRCODE:** V94 EH90

**t:** +353 (0) 61 556 000

**Date: 4<sup>th</sup> December 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 4<sup>th</sup> December 2025**

**A Chomhairleoir, a chara,**

**Summary Report/Main Issues**

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

**Item 1: Confirm minutes from meeting held on 9<sup>th</sup> October 2025**

Proposed: Cllr. Elisa O'Donovan

Seconded: Cllr. Noreeen Stokes

**Item 2: Matters arising from the Minutes**

No matters arising from previous minutes.

**Item 3: Threshold presentation**

Ms. Megan Kenny, National Casework Manager, Mr. Gareth Redmond, Research and Policy Officer and Ms. Jasime Ryan, Housing Advisor, Threshold, gave a presentation on Threshold Services in Limerick.

The presentation gave an overview of the charity and explained that Threshold supports tenants and their families who may be at risk of homelessness, by providing tailored advice and delivering services that protect tenancies.

The presentation was well received by the committee.

#### **Item 4: Delivering Homes, Building Communities 2025-2030 - Presentation**

Ms. Kathy O'Grady, Administrative Officer, gave a presentation on the government's new Housing Plan- Delivering Homes, Building Communities 2025-2030. The presentation highlighted that the Plan is built around two key pillars: Activation of delivering by removing barriers to housing delivery to homes and enabling access to housing in its various forms.

Ms O' Grady advised that Limerick City and County Council are awaiting further guidance from the Department of Housing, Local Government and Heritage on funding announcements to implement the plan.

#### **Item 5: Housing Delivery Action Plan for 2026**

Ms. Sarah Newell, Senior Executive Officer, gave a presentation on the Housing Delivery Plan for 2026. Ms. Newell informed the committee that Limerick City and County Council's Housing team have been preparing the framework for the Housing Delivery Action Plan and with the launch of the new National Plan a series of workshops will be arranged with the SPC members over the coming months to prepare this Plan.

The presentation was well received by the committee.

#### **Item 6: Short Update on Register of Upcoming Housing Schemes**

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.

#### **Item 7: Short update on an in-perpetuity clause on Approved Housing Body CAS projects**

Mr. Rory Culhane, Staff Officer, gave an update on an in-perpetuity clause on Approved Housing Body CAS projects. Mr Culhane proposed that Limerick City and County Council will trial an "In-Perpetuity" clause on all CAS loan offers to Approved Housing Bodies to ensure that units are used solely for social housing at all times and beyond the 30- year term.

The members agreed to the above proposal.

#### **Item 8: Short Update of Rightsizing Voids**

Ms. Kathy O'Grady, Administrative Officer, gave an update on Rightsizing Voids.

Ms. O'Grady stated there were no current rightsizing voids and recommended that this item be kept on the agenda should any future rightsizing voids arise.

#### **Item 9: Short Update of the 2026 Work Programme**

Ms. Kathy O'Grady, Administrative Officer stated there will be training held in Quarter 1, 2026 for the SPC Committee members on the role of the SPC and to assist in developing the Annual Work Programme.

The update was well received by the committee.

**Item 10: 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 implements a transparent and documented process for assessing housing applicants with pets. Such as the question being asked on the physical application form. The current informal approach lacks clarity, making it impossible to determine how many applicants are denied housing due to pet ownership. A more formal procedure is needed to ensure fairness and allow for proper oversight of these decisions.'*

**Proposed:** Cllr. Sarah Beasley

**Seconded** Cllr. Elisa O'Donovan

Ms. Mary Hayes, Senior Executive Officer, gave a response on the motion and outlined that any Limerick City and County Council tenant is permitted to have 2 pets with particular exceptions as outlined in Clause 11 of their tenancy agreement as follows:-

*"The Tenant(s) or any family members shall not keep horses, poultry, pigs or other animals (other than domestic animals or birds which are likely to create a nuisance or become the source of annoyance) on the premises, or on any other council lands, without the proper written consent of the Council. Domestic pets must be kept under effective control at all times. The Tenant(s) shall also dispose of any waste arising from the keeping of domestic animals daily in a hygienic manner, so as not to give rise to any health threat, nuisance, or annoyance. The maximum number of domestic pets to be kept by the Tenant (s) is limited to two."*

Ms. Patricia Phillips, A/Senior Executive Officer, stated that she is working with Approved Housing Bodies in relation to allowing tenants to keep pets and will revert back to the SPC with relevant updates.

Ms. Sarah Newell, Senior Executive Officer outlined that there is an objective in the new Housing Plan to develop a code of practice to introduce a standardised approach to enable tenants in Local Authority and AHB housing to have a pet in their property where possible.

**Item 11: Notice of Motion submitted by Councillor J. Pond (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 would change their policy of not allowing tenants in local authority houses to engage contractors to install solar panels on their houses.'*

Cllr. Stephen Keary recommended that this item be deferred to the next SPC, due to Cllr. Joe Pond's absence.

Next SPC meeting date **Thursday, 12<sup>th</sup> February 2026**

An Cathaoirleach, Cllr. Stephen Keary thanked everyone who attended the SPC meeting and wished everyone a Happy and Holy Christmas.

END OF MEETING

Is mise le meas,

A handwritten signature in black ink, appearing to read 'Stephen Keary', is written over a light blue horizontal line.

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