

Date: 12th February 2026

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 12th February 2026

A Chomhairleoir, a chara,

Summary Report/Main Issues

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

Item 1: Confirm minutes from meeting held on 4th December 2025

Proposed: Cllr. Noreen Stokes

Seconded: Cllr. Elisa O'Donovan

Item 2: Matters arising from the Minutes

No matters arising from previous minutes.

Item 3: Housing Infrastructure Investment Fund Presentation

Ms. Sarah Newell, Senior Executive Officer, gave an update on the Housing Investment Fund stating the Housing Team is working towards the 28th of February deadline. Ms. Newell stated that the allocation was not open to private developers as of yet.

Item 4: Programme of Work Workshop

Mr. James Hayes, Administrative Officer, stated that the workshop would be taking place on the 27th of February and if any member would like to see any policies or strategies on future SPC's to please contact Kathy O'Grady in advance of the workshop.

Item 5: Expert Group on Homelessness and Drug Addiction

This item was to be deferred to the April SPC, due to Ms. Mary Hayes's absence.

Item 6: Short Update of Rightsizing Voids

Mr. James Hayes, Administrative Officer, stated there has been no current rightsizing voids to date.

Item 7: Single Stage Circular

Mr Conor Cooney, Senior Executive Quantity Surveyor delivered a presentation on the new Single Stage Circular application process and informed the members how the system itself has been streamlined to remove unnecessary roadblocks and prevent delays.

This presentation was well received by the committee.

Item 8: Capital Funding Programme

Mr. Brendan Kidney, Senior Engineer, delivered a presentation on the Capital Funding programme. In reference to the partially spent budget for 2025, Mr Kidney clarified that any unused funding from the previous year is not lost and will roll over to the following year.

Mr. James Hayes, Administrative Officer, delivered an update on the Affordable Housing Delivery.

Item 9: Proposed Competitive Dialogue process to activate development sites currently in private ownership

Mr. Conor Cooney, Senior Executive Quantity Surveyor, delivered a presentation on the proposed competitive dialogue process and explained that competitive dialogue is a procurement procedure that allows the contracting authority to engage in discussions with selected bidders to develop one or more suitable solutions to meet their requirements.

The benefit is Limerick City and County Council can forward fund developments, and this reduces finance cost. In addition, the Part 8 Planning process can be used in partnership with an operator selected. Aim is to fast-track housing and reduce finance cost.

Item 10: 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. Joe Pond gave an overview on this motion. The members discussed.

Proposed: Cllr. Joe Pond

Seconded: Cllr. Sharon Benson

Mr. Brendan Kidney, Senior Engineer, gave a response on the motion and outlined that any Limerick City and County Council tenant is required to obtain Council's approval in writing before starting any improvements, alterations or additions to their home. The request will then be assessed by Limerick City and County Council's Housing Maintenance section and a timely response on the matter issued to the tenant thereafter.

Update on below Notice of Motions

Mr. James Hayes, Administrative Officer, stated that documentation was circulated on the Affordable Scheme of Priority and Mixed Tenure to all SPC members. A workshop will be taking place, on the 19th February, for Full Council to discuss and any updates would be brought back to the Home and Social Development SPC at a later date.

Item 11: Notice of Motion submitted by Councillor D. McSweeney (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 commence an immediate review of the Scheme of Priority for Affordable Dwelling Purchase Arrangements.

Item 12: Notice of Motion submitted by Councillor D. McSweeney (to be referred to the Home and Social Development Strategic Policy Committee)

I will move at the next Meeting of Limerick City and County Council that this Council commence an immediate review of the Housing Mixed Tenure Policy to feed into an updated Housing Strategy and Housing Need and Demand Assessment.

Item 13: Notice of Motion submitted by Councillor M. Donoghue (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 a special committee is setup for the purposes of reviewing and recommending a new approach to the Housing Strategy and Housing Needs Demand Assessment that is people-centred and focused on developing and supporting sustainable communities in the context of the impending review of the current Limerick Development Plan.

Next SPC meeting date **Thursday, 30th April 2026**

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

END OF MEETING

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