

Date: 30th April 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 30th April 2026

A Chomhairleoir, a chara,

Summary Report/Main Issues

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

Item 1: Confirm minutes from meeting held on 12th February 2026

Proposed: Cllr. Sarah Kiely

Seconded: Cllr. Noreen Stokes

Item 2: Matters arising from the Minutes

No matters arising from previous minutes.

Item 3: SPC Work Programme

Ms. Kathy O'Grady, Administrative Officer, gave a short presentation on the Home and Social Development Strategic Policy Committee Work Programme 2025-2029. A discussion took place on the policy items. Ms. O'Grady outlined that if any members wanted to add any further policy items to contact her in advance of the June SPC as the work programme would be finalised then.

Item 4: Expert Group on Homelessness and Drug Addiction

Ms. Mary Hayes delivered a presentation on the aims and objectives of the expert working group co-chaired by Cllr. Sarah Beasley. An Expert Group was established as part of the Mayoral Programme to address homelessness and drug addiction in Limerick. Ms. Hayes noted that the group is working in collaboration with consultant Liam Mannix, Director of Research and Dig and Dr. Laura Keyes of CircUL.

A series of workshops were held with stakeholders in order to generate innovative solutions that could inform future strategies, policies and interventions. The working group intend to distribute 40 questionnaires to people with lived experiences with street homelessness to form more effective, person-centred policies.

Ms. Hayes mentioned a number of key actions currently being proposed by the group including tailored accommodation solutions to cater for diverse needs of those experiencing homelessness.

The presentation was well received by the committee.

Item 5: Case Study- Turnkey Acquisitions

Ms. Kathy O'Grady, Administrative Officer, gave a presentation to seek SPC policy guidance on whether Limerick City and County Council should continue to acquire completed or near-complete residential units in private developments where a portion of units have already been sold on the open market and the developer is unable to sell the remaining units due to no bids. This applies to housing schemes outside of the Limerick City Metropolitan District in small towns and villages where finding purchasers for completed units may be more difficult due to demand and location. Key considerations were discussed including housing need and delivery, vacancy and dereliction risk and market impact and perception.

The members agreed that the recommendation should proceed to full council for approval.

Item 6: Review of Tenant Handbook

Mr. Brendan Kidney, Senior Engineer, stated that the current Tenant Handbook was created back in 2019 and Limerick City and County Council are now looking to put a working group together to review and update the handbook. Mr. Kidney looked for two or three SPC members to sit on the working group along with staff from Community Sustainment and the Housing Maintenance department.

Cllr. Sarah Kiely, Cllr. Sarah Beasley and Cllr. Tom Ruddle expressed an interest in putting their names forward for the working group.

Item 7: Advocating for new housing policy - Cost Rental Repair and Lease

This item was deferred to the June SPC.

Item 8: Short Update of Rightsizing Voids

Ms. Kathy O'Grady, Administrative Officer, stated there has been no current rightsizing voids to date.

Item 9: A Review of Future Modular Housing Development

Mr. Darragh Quinn, Executive Architect gave a presentation on the Future of Modular Housing and Modern Methods of Construction (MMC). The members had a lot of questions in relation to the Mayoral Programme on SMART Housing and requested that a Special SPC be held in advance of the next Home and Social Development SPC on SMART Housing.

Next SPC meeting date **Thursday, 25th June 2026**

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

END OF MEETING

Recommendation 1:

That Limerick City and County Council Housing Department continues to acquire residual units in partially sold developments in settlements outside of the Limerick City Metropolitan District subject to:

- Value for money (i.e., independent market valuation)
- Ensuring last units purchased of a scheme are for either Incremental Sale or Affordable Sale subject to funding approval and AHF eligibility to ensure an ownership model overall within the small scheme

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