



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick City**  
& County Council

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

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**Date: 28<sup>th</sup> May 2026**

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

**Chairperson's Report for the Special Home and Social Development Strategic Policy Committee Meeting held on the 28<sup>th</sup> May 2026**

**A Chomhairleoir, a chara,**

### **Summary Report/Main Issues**

An Cathaoirleach Cllr. Stephen Keary opened the meeting and welcomed members to the Special SPC meeting.

### **ITEM 1: SMART - Affordable Rental for Key Workers**

The Mayor of Limerick Mr. John Moran explained that SMART Housing was intended to deal with the cohort of people looking for rental and affordable homes such as, but not limited to, those workers who intend to leave to go abroad or who have returned and looking for temporary accommodation, for example, one or two bed homes for a year or six months. The homes being delivered through SMART Housing are different to traditional housing types. The MMC (Modern Methods of Construction) enables delivery of multi-unit apartments as permanent homes built to NSAI standards with a lifespan of 60 years, in line with current legislation.

Mr. Moran discussed the Four Pillars of the Affordable Rental Delivery Programme.

- Faster delivery of much needed homes using Modern Methods of Construction.
- Value: it is a better use of public money as rents cover the costs and maintenance with non-profit margins.
- Sustainability: through A-rated performance by reduced construction waste.
- Proof Based: it has been used in Vienna and used successfully.

Mr. Moran went on to discuss strategic locations that have been chosen, Mungret (the Pathfinder) and Whitecross Gardens. These locations are designed to be near jobs and public transport, on lands owned by Limerick City and County Council.

After the presentation, An Cathaoirleach opened a questions and answers session to the floor.

Cllr Benson questioned the fire safety regulations of the project and how we are marketing this project to people who would prefer a different housing solution. Mr Darragh Quinn, Executive Architect, stated that the proposed apartment units will be no different to traditional apartment blocks in that they must comply with safety regulations and NSAI Standards to be issued with the relevant certifications and meet the requirements of DHLGH.

Cllr O'Donovan sought clarification on the term 'Pathfinder', how Limerick was receiving the funding to deliver this programme, and what is the current hold up in delivering the units. Mr. Moran explained that the term 'Pathfinder' was suggested in lieu of 'Pilot' as the expression tends towards useful insight gained during the lifetime of the project. In response to the second query, which several of the SPC member raised their concern on, Mr. Moran provided details on the possible funding streams available to finance the construction of these units.

Cllr S. Kiely thanked the Mayor for the informative presentation delivered and raised a number of queries, such as how are the Key Workers to be assessed; the cost per unit for the modular homes, would Limerick 2030 be the landlord; what issues the project is coming up against with planning permission, what is the density of the Mungret site?

Ms. Sarah Newell, Senior Executive Officer, responded that tried and tested measures would be used to assess Key Workers, such as 'first come, first eligible', or a lottery system. Ms. Newell followed on that the cost per unit is currently under a preliminary business case and the aggregate average cost to deliver assessed by an independent Quantity Surveyor was comparable to traditional build equivalent including the additional communal space (lounge/gym/activity). The key advantage with this programme is speed of delivery compared to traditional and therefore housing can be delivered faster.

Next SPC meeting date **Thursday, 25<sup>th</sup> June 2026**

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**