

COMHAIRLE CHONTAE NA GAILLIMHE

**Minutes of Housing SPC Meeting held on Thursday, 19th February 2026 in the
Council Chamber, Galway County Council at 11.00 a.m.**

I Láthair:-

Baill: Cllr. Michael Maher (Chairperson)
Cllr. Eileen Mannion
Cllr. Shaun Cunniffe
Cllr. Jimmy McClearn
Cllr. Declan Kelly
Cllr. Peter Keaveney
Cllr. Gerry Finnerty
Mr. Seamus Duffy
Ms. Helen Jennings
Ms. Rachel Stewart

Oifigigh:

Mr. Keon Senior Social Worker, Housing
Mr. Flood, Senior Engineer, Housing
Mr. Gerard Scully, Senior Executive Officer, Housing
Mr. Alan Brogan, Senior Executive Engineer, Housing Capital
Ms. Nuala Heffernan, Administration Officer, Housing
Ms. Angela Spellman, Administration Officer, Housing
Ms. Ciara McDonagh, Architect, Housing Capital
Mr. Kevin Gavin, Senior Executive Engineer Housing Capital
Mr. Morris Mafunga, Executive Engineer, Housing Capital
Mr. Brendan Kelly, Assistant Staff Officer, Housing

Leithscéal

Mr. Damien Mitchell Director of Service, Housing
Ms. Karen O'Donnell, Senior Executive Officer, Housing

1. Minutes of the meeting of the 18th December 2025

The minutes of the Housing SPC meeting held on the 18th of December 2025 were proposed by Cllr. Eileen Manion and seconded by Cllr. Declan Kelly and agreed.

Matters Arising

None.

2. Housing Delivery Action Plan – Work program for 2026

Mr. Flood provided the members with a detailed presentation update on the Housing Delivery Action Plan. The following topics were discussed in detail.

- **Housing Delivery 2025**
 - 19 LA Build
 - 34 Part V
 - 113 Advance Purchase (TurnKey)
 - 57 AHB of which 14 were the first Cost Rental Affordable Units delivered in Galway County
- **Housing Delivery 2026**
 - 56 LA Build
 - 102 Part V of which 3 were the first Part V Affordable Units delivered in Galway County
 - 143 Advance Purchase (TurnKey)
 - 70 AHB of which 14 were Cost Rental Affordable Units
- Westport Road, Clifden (27 Turnkey & 3 Part V) – Final Phase in March 2026
- Kilcummin Field, Oughterard (20 Turnkey & 2 Part V) – Completion in October 2026
- Tuber Na Luarcha, Bearna (40 Turnkey) – Completion in May 2026
- Cosmona, Loughrea (56 Units – Mixed Tenure) – Completion in March 2027
- Drom Na Gaoithe, Claregalway (88 Units – Mixed Tenure) – Completion in March 2027
- Housing Delivery
- Completed - Residential Zoned Land Review
- Housing Infrastructure Investment Fund (HIIF)
 - 1st call closing date 27th of January 2026.

- Proposed submissions include funds for Irish Water Pumping stations, junction upgrades, footpaths, Playgrounds, cycle lanes and active travel schemes.
- It is hoped that these proposed upgrades would make zoned residential lands accessible for future housing delivery.
- **Housing Delivery Programme 2025 to 2030 Delivering homes, Building Communities**

The **Chairperson** thanked Mr. Flood for his presentation, and he asked him to outline how many applications there were for the affordable units at Comona, Loughrea and he asked if there could be more affordable units provided at this development.

In reply, **Mr. Flood** confirmed that GCC has received planning permission for 56 units at the mixed tenure Housing Development at Cosmona, Loughrea and the results of the recent affordable survey showed that over 200 individuals have expressed an interest in acquiring an affordable unit in Loughrea, with 1, 2 and 3 bed units being the most in demand. Mr. Flood outlined that original proposed split of 35 Affordable and 21 Social units at Cosmona is currently being reviewed and it is likely that the number of affordable units will be increased to meet the demand. He said that GCC owns land to the back of the Cosmona site and this has the potential to provide an additional 18 units on the site with the majority being delivered as affordable units. Mr. Flood outlined that GCC is in the process of tendering for auctioneering services to sell the Cosmona units. He said that GCC is trying to mirror what is occurring on private estates, where 80% is delivered as affordable and 20% is delivered for social housing.

Cllr. Mannion thanked Mr. Flood for his update presentation, and she thanked him and his team for the recent delivery of two state-of-the-art housing developments in Clifden which have resulted in many young families moving into Clifden. She asked if there are any plans to develop a small social housing scheme in Ballyconneely, like the successful Cluïd development in Letterfrack and Roundstone, as there is no social housing in Ballyconneely. She asked if there are any plans to deliver an affordable scheme in Clifden. Cllr. Mannion also asked if there were any Part V social housing units coming down the pipeline in Moycullen as there are several private housing developments under construction.

In reply, **Mr. Flood** said that the provision of social and affordable housing units in Connemara is restricted due to the infrastructural issues in that area, as there are only five areas of Connemara that are currently serviced by a wastewater treatment plant. He outlined that a new national housing plan, **Delivering Homes, Building Communities 2025-30** does allow for the provision of Development Provided Infrastructure (or DPI). However, the details and funding for these DPI's have not yet been published and GCC waits this information before proceeding with any smaller housing schemes in the Connemara area. Mr. Flood said that the current Part V Planning Permissions granted in Moycullen are existing Planning Permissions and as such the new 20% requirement does not apply. He said that if any new planning permissions are submitted and granted in

the coming months, then Housing will look at providing affordable units on those schemes.

Cllr. Shaun Cunniffe asked if the proposed social housing units at Farranamartin, Tuam are included in housing delivery numbers for 2026 or 2027. He also asked if there were any proposed Affordable schemes planned for Tuam, and he asked for more details on the proposed infrastructure funding submissions mentioned in Mr. Flood's presentation.

In reply, **Mr. Flood** stated that the Farranamartin units are expected to be delivered in 2027 and the Tender assessment is currently ongoing. He outlined that GCC is working on a design team plan for the provision of a mixed tenure scheme (Social & Affordable) of approximately 120 units at Sun St. Tuam. These would include mostly 2 and 3 bed affordable units and some OAP and Persons with Disability units also. In terms of Planning, Mr. Flood said that he is hopeful that Sun Street will be a Part 8 submission, however it may need to be a Part 10 submission based on the findings of an Ecological Report for the scheme.

In terms of the infrastructural requirements, he outlined that Housing has reviewed and assessed all the Residential Zoned lands that GCC has access to and Housing are currently seeking funding under the Housing Infrastructural Funding (HIFF) scheme. Mr. Flood stated that to apply and qualify for HIFF funding, the local authority must own the land that the funds are being sought for and as such this somewhat limits the type and location of infrastructural funding applications that can be applied for by Galway County Council. In reply to a follow query from Cllr. Cunniffe, Mr. Flood clarified that the first call for funding from the HIFF only permits Local Authorities and the Land Development Agency to submit funding applications and it is not currently open to private developers to seek funding. He outlined that it is a new funding mechanism open to Local Authorities and there may be a second call for additional funding applications that may be open to private developers.

Ms. Stewart asked if Galway County Council could put forward a suggestion to advance the second call for HIFF funding to prevent any delay in its roll out in quarter 2 of 2026. As a representative of Galway Chamber of Commerce and Galway Businesses, she outlined that members are reporting a severe lack of private housing stock available to people who earn less than €65,000 per annum and these companies and Organisations are finding it increasingly difficult to attract both staff and Foreign Direct Investment to Galway. She stated that this housing deficit is causing great concern and preventing future business plans.

In reply to **Ms. Stewart**, **Mr. Flood** said that the HIFF does not only apply to Residential Zoned lands owned by GCC, for example GCC can also apply for funding to upgrade roads like the Athenry North Ring Road, and this funding would also help open adjacent lands for private development.

Cllr. Mannion echoed **Ms. Stewart's** comments regarding the lack of available affordable housing units across Galway and particularly in Clifden. She stated that the proposed variations to the County Development Plan is to be discussed at next Mondays

Plenary Council meeting, whereby Phase 2 lands can now be considered as Phase 1 land for development. She outlined that this change could help to deliver an additional 7,500 housing units across the county.

Cllr. Declan Kelly sought clarity on a social media announcement from a member of the Oireachtas that stated that all the units at the proposed development at St. Joseph's Road, Portumna were to be delivered entirely as affordable.

In reply, **Mr. Flood** said that there are two proposed Housing developments in Portumna at St. Bridget's Road and St. Joseph's Road. He outlined that St. Bridget's Road will go to tender in March 2026 and the tender assessment for St. Joseph's Road will take place tomorrow morning. He stated that the findings from the Affordable Housing Survey for Portumna were quiet positive and Housing are looking at delivering affordable units as part of the St. Joseph's Road delivery.

In response to a follow up query from **Cllr. McClearn** regarding the proportion of Social & Affordable units at St. Joseph's Road Portumna, Mr. Flood clarified that the scheme will be a mixed tenure delivery of both social and affordable units. He outlined that the above-mentioned Tender Assessment would determine the viability and proportion ratio of Affordable to Social make-up on the proposed development.

On behalf of himself and **Cllr. McClearn**, **Cllr. Declan Kelly** thanked Mr. Flood for his clarification regarding the proportion of proposed affordable and social units at St. Joseph's Road, Portumna, and he stated that it is a very welcome development in the town. He said that it is unhelpful when members of the Oireachtas put out incorrect information regarding housing development, and he stated that he will be raising this issue at the next Plenary Council meeting.

In reply to a follow up Affordable query from **The Chairperson**, Mr. Flood said that there is Social & Affordable demand in most urban locations and as such GCC is aiming to deliver these developments as Mixed Tenure estates that include both affordable and Social Housing units. He outlined that GCC are developing two 100% affordable schemes in Athenry, and one of these is an extension to an existing LA Build Social Housing scheme these are currently advertised as Part 8 Developments.

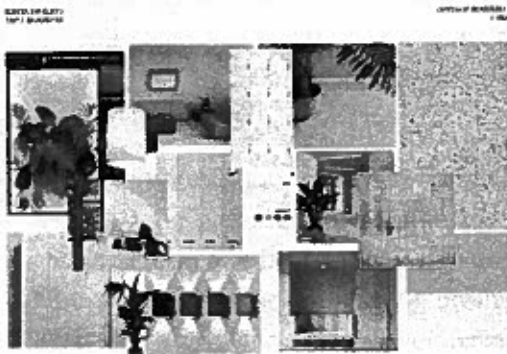
3. Homeless Emergency Accommodation, Tuam – ATU Presentation

The chairperson invited Ms. Nuala Heffernan to give an introduction to the Committee regarding the collaborative project between GCC's Homeless Services Section and the fourth final year Architectural students from the Atlantic Technical University in Galway. This project relates to the provision of short-to-medium-term accommodation support to vulnerable homeless people who require additional support to address their long-term housing needs. Ms. Heffernan acknowledged and commended each of students for their enthusiastic commitment, effort and time that they gave to the project. Ms. Heffernan personally thanked each student Siobhan Cusack, Armand Epitime, Olwia

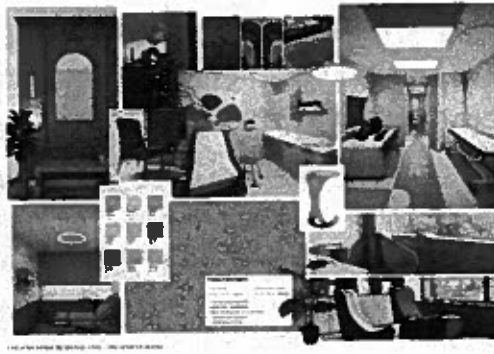
Brzezinska and Rion Feeney, their lecturer Lynn McLoughlin and Celine Curtin, Head of Department of Creative Arts for their interest and passion for the project. A 3-d model of the proposal was displayed and Mr. Feeney made a presentation on behalf of the students, which included details of the following:

CWR & Medium-Term Support Facility – Vicar St. Tuam

- **Floor Plans**
 - Zoning
 - Color coding was used that evoked positive emotions in both staff and residents
 - Electrical & Lighting
 - 1st, 2nd and 3rd floor electrical plans
- **Concepts & Mood Boards Visualizations**
 - Reception
 - Accommodation
 - Treatment Room
 - Staff Room
 - Common Areas
 - Kitchen
 - Bathrooms
 - Garden



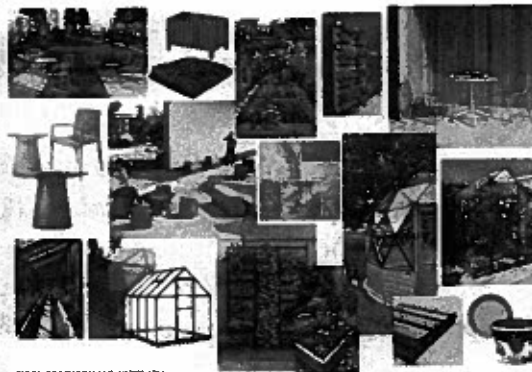
Left. Reception Area



Right: Treatment Room

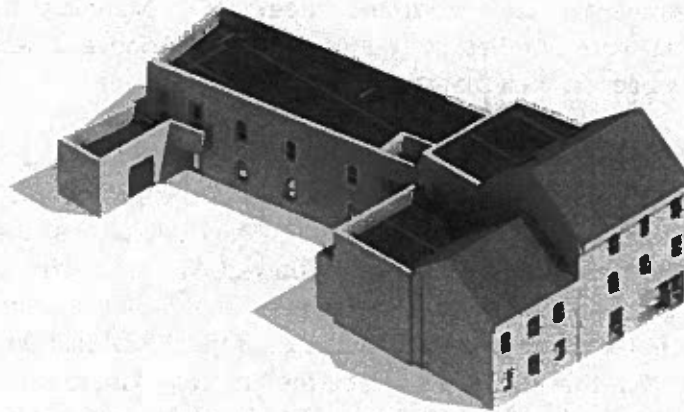


Left. Accommodation



Right. Garden Area

- **3D Visualisation**
 - Custom Bed
 - Laser Cut Model
 - 3D Drawings – Revit (Below)



- **3D Drawings – Sketch Up Renders (Below)**



- **Specifications – including furnishings**
 - Reception Area
 - Accommodation
 - Treatment Room
 - Staff -Room
 - Common Areas
 - Kitchen
 - Bathrooms
 - Garden

The Chairperson thanked Mr Feeney and his fellow students for their fantastic project and presentation. He welcomed this collaborative initiative between GCC and ATU and acknowledged the importance and need for a facility to provide much needed emergency accommodation and treatment supports.

Cllr. Mannion thanked the students for their presentation and she agreed with the Chairperson that it was a great initiative and suggested that it should be replicated elsewhere to provide practical experience to the students. Cllr. Mannion inquired about the course the students were enrolled in and how their experience of learning about Homelessness would impact on their plans for the future.

In response, Ms Lynn O'Loughlin (Program Chair for the Interior Design Programme at ATU) thanked the Chair, and everyone present for the warm welcome and opportunity for her 4th year students to present to the committee. She outlined that the school was delighted to take on the project with GCC and it allowed ATU to establish and build a partnership with GCC. She said that the project had been an amazing learning experience for the students and it has allowed them to practice their individual skill set in their final year. Ms. Loughan said that these students will be the first to graduate from the Interior Design course at ATU and both she and her teaching colleagues are delighted to have established the partnership with GCC for the future.

Ms. Heffernan once again thanked the students for their hard work and commitment to the project and she also expressed her gratitude to the Housing Capital Team who worked very closely with both Homeless Services and the students.

Ms. Stewart said that the standard of work presented by the students was very impressive and that she really enjoyed the colour pallets chosen for each of the rooms in the facility and it showed that the students had thought deeply about their impact on the future residents of the facility.

In response to a query from Mr. Dean, Ms O'Loughlin outlined that it is a four-year course in which all students go on work experience in 3rd year whereby they learn to physically draw their concepts before they move on to use Sketch-Up and Revit design software. She outlined that the course is focused primarily on Interior Design, however there is a lot of cross over with architectural concepts and design that will allow each student to stand as freelance designers who can work alongside architects.

Mr Scully concurred with the previous speakers who praised the professionalism and high quality and standard of the work completed by the students during the project. From a tenancy sustainability point of view, he said that it is vitally important that Housing Waiting List (HWL) clients who are leaving homeless services are prepared adequately to accept and maintain a new tenancy in their forever home.

Cllr. Cunniffe said that he was so impressed by the standard of the presentation and work carried out by the students and he complemented and congratulated both the Council and the ATU for coming together to collaborate on this much needed project.

Ms. Heffernan encouraged all present to take a moment to view the models, drawings and posters in relation to the project which are set up in the Chamber.

The Chairperson concluded by congratulating and thanking everyone involved in the project and he said that every Municipal District will be looking to have such a facility in their area to meet the challenge of homelessness.

4. Update on Traveller Accommodation Program

Ms. Nuala gave a presentation update to the committee on Traveller Accommodation. The following areas were discussed in detail:

- **Traveller Specific Accommodation (TSA)**
 - 17 Single Rural Properties in Co. Galway
 - 60 houses in Traveller Specific Group Scheme Housing
 - 17 single rural properties
 - 16 halting site bays
- **Traveller Liaison Officer (TLO) role**
 - A new TLO is due to start in February or March 2026
 - The Traveller Liaison Officer liaises with Travellers residing in Traveller Specific Accommodation to facilitate Estate Management and maintenance of Traveller Specific accommodation.
 - The TLO promotes awareness among Travellers as regards their housing rights and responsibilities including their rights and responsibilities to their neighbors and community.
 - The TLO encourages positive participation by all Travellers and promotes democratic leadership.
 - The TLO engages with housing staff with regard to housing maintenance and refurbishment projects.
 - The TLO, in conjunction with other housing staff, arranges fire safety awareness training in halting site and encourages participation by residents.
- **GCC has access to funding under the Dormant Accounts Fund**
 - The Traveller Liaison Officer liaises with Travellers residing in Traveller Specific Accommodation to facilitate Estate Management and maintenance of Traveller Specific accommodation.
 - Funding has been used by Galway County Council for the following projects since 2023
 - Mediation training for 3 members of staff
 - Landscaping of green area in Gortbride including provision of seating and flowerbeds
 - Painting of 3 houses in Sandymount, Killimor
 - Commissioned fire safety video in relation to halting sites in collaboration with Galway Fire Service
- **Traveller Accommodation Programme 2025 – 2029**

- Local Authority was required to prepare, adopt and implement their sixth Traveller Accommodation Programme 2025 – 2029 by 31st December 2024.
- The Local Traveller Accommodation Consultative Committee advises on the provision and management of accommodation for Travellers (Housing (Traveller Accommodation) Act 1998).
- The LTACC, following a consultation process, prepares, and after adoption by the plenary Council, implements a 5-year rolling Accommodation Programme to meet the existing and projected accommodation needs of Travellers in their areas.

Planned Refurbishment works at GCC's Traveller Specific Accommodation Traveller Accommodation Programme 2025 - 2029

Housing Scheme	Number of Properties	Works	Current Status
Ballydavid, Athenry	6	Major Refurbishment inc Energy Efficiency Upgrades	Tenders due 21/02/2026 Works to commence – Q3 2026
Cloonlyon	1	Construction of property	On-site – expected completion Q4 2026
Gortbride	7	Major refurbishment inc upgrade of sewer system	On-site – expected completion Q3 2027
Carrowmacowan	2	Major refurbishment	To commence in 2027
Creggane	7	Major refurbishment. Regeneration of site.	To commence in 2029.

Current & Planned Refurbishment works at GCC's Single Rural TSA properties Traveller Accommodation Programme 2025 - 2029

Location	Number of properties	Works	Current Status
Ballinasloe	2	Major refurbishment	Completed 2025
Mountbellew	1	Major refurbishment	Design team to be appointed Q2 2026
Athenry	1	Refurbishment and extension	Completed 2025
Athenry	1	Refurbishment and possible extension	Submission to be made to Dept Q4 2026.
Williamstown	1	Re-construction of house damaged by Storm	Design team to be appointed Q2-2026
Williamstown	1	Major refurbishment	Q4 2028
Tuam	2	Major refurbishment	Q4 2029
Headford	1	Refurbishment and possible extension	Q4 2027

Photographs of the progress of the projects which were currently ongoing were included in the presentation.

The Chairperson thanked Ms. Heffernan for her detailed presentation on the Traveller Accommodation Program, and he pointed to the importance of the refurbishment programme which can transform a property and the lives of the tenants. He said it was an ambitious programme over the next four years.

Cllr. Mannion thanked Ms. Heffernan for her presentation and for her overall work on preventing homelessness with the traveler community.

5. Any Other Business

Cllr. Eileen Mannion requested an update/comment on the recent changes to the Housing Scheme of Allocations for applicants who require a 2 or 3 bed unit.

Cllr. Mannion also outlined that she attended a recent Domestic Abuse Seminar in County Hall and it outlined the difficulties experienced by some victims that live in social housing and there is only one name listed on the tenancy. She asked if this topic could be addressed in some way at the next SPC.

In reply, Mr. Scully said that he would contact and discuss the Housing Scheme of Allocations updated with Cllr. Mannion in the coming days.

Mr. Scully informed the committee that he has updated the current stats for LA and AHB social housing units on Power BI and he reminded all present that they can go on to the council's website and interact and view these stats as they wish.

Ms. Stewart asked if GCC had any update on the East Galway Drainage Scheme as it has the potential to unlock so much housing development.

In reply to Ms. Stewart, Mr. Flood said that he had no update on the Drainage Scheme, however he stated that Irish Water is currently working on an investment programme.

Ms. Stewart stated that this investment programme is for 2030, and she outlined that Galway Chamber had requested information from Irish Water regarding what current Schemes were on track and no response was received. She stated that the proposed second conductor site does not appear to be advancing, and it not clear when it will be delivered and she outlined that it needed to be the key focus of infrastructural delivery.

The Chairperson invited Mr. Keon (Senior Social Worker – Housing) who was standing in for Mr. Damien Mitchell, for any comments he may have. Mr. Keon informed the committee that GCC's Housing Disability Strategy is up for review in 2026, while the National Disability Strategy runs from 2022 to 2027. He said that the release of the Governments disability strategy in 2022 meant that GCC had to make significant alterations to GCC's strategy, and he asked the committee if it would be best to extend the existing strategy until 2027 or should Housing press ahead with developing its own strategy policy. He outlined that he wished to bring this important strategy to the attention of the committee, and he recommended that it be included for discussion at the next SPC.

The Chairperson confirmed that the next Housing SPC meeting is scheduled to take place on the 21st of May 2026 at 11am in the Council Chamber. He thanked all of the attendees for their participation and he concluded the meeting.

Minutes Confirmed by Chairperson

Michael Maher

Cllr. Michael Maher

Date: 21/05/2026