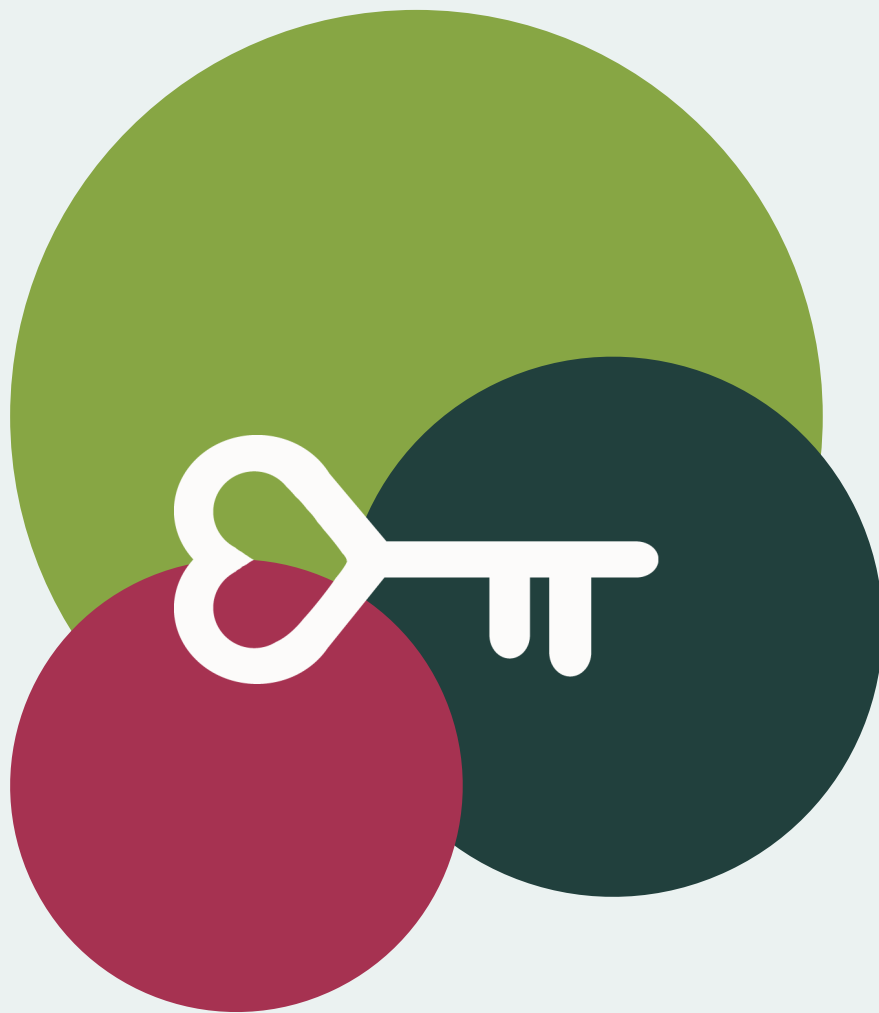


The cost of renting

Threshold's pre-budget submission 2024



Threshold's Pre-Budget Submission:
Budget 2024

Threshold is a national housing charity providing frontline advice and support services to private renters facing problems in their tenancies. Threshold prevents private renters from entering homelessness, advocates on their behalf, empowers them to assert their rights, and seeks to influence national housing policy for the benefit of all those in need of a secure, sustainable home.

Threshold has offices in Dublin, Galway, and Cork, and is due to open an office in Limerick City in Autumn 2023. Threshold also operates a National Freephone Helpline (1800 454 454), from 9am to 9pm; a webchat service from 9:30am to 5pm and an online video consultation service available 9am to 4pm, Monday to Friday.

More than anything else, Threshold sees housing as a right.

Proposed Measures for Budget 2024

As the leading organisation working with private renters, Threshold is uniquely placed to observe the most pressing matters for those who rent their home. Addressing the challenges faced by private renters in accessing secure, affordable, and sustainable homes is crucial for creating a fair and equitable housing system. A safe, secure, and affordable home should be within reach for everyone.

The current reality is that many private renters are grappling with precarious living conditions, a constant fear of eviction and rent increases. These struggles can have a profound effect on individuals and families, disrupting their financial stability, mental wellbeing, and overall quality of life - while putting them at risk of homelessness.

In this Pre-Budget Submission, Threshold puts forward measures that are necessary and urgent to assist private renters facing the myriad of struggles in today's housing market. Ongoing rent increases, fragile security of tenure and the ever-increasing difficulty in finding a home create significant challenges for those who must rent their home. The proposed measures set out in this document aim to tackle these challenges and ensure we can all access a home where we can each live with dignity.

In this context, Threshold sets out what it believes are reasonable asks of the Government in relation to Budget 2024. Threshold is conscious that the surpluses available this year must be used progressively and believe that these would be best used in the provision of public infrastructure and services. Secure, affordable housing for all, whether social lets, privately rented or owned, is one such essential element of public infrastructure. Threshold proposes that in Budget 2024, the Government:

- Incentivise long-term lease agreements and reduced tax of rental income.
- Provide a dedicated homeless prevention budget.
- Increase the Housing Assistance Payment (HAP) base rates.
- Establish a Rent Arrears Fund.
- Establish a Deposit Protection Scheme.
- Create a Rent Register.
- Legislate for an NCT for Housing.
- Run an energy retrofits promotion campaign aimed at landlords.
- Expand the tenant in situ fund.
- Expand cost-rental.
- Allocate the necessary funds to hold a Referendum on the Right to Housing in 2024.

Long-term lease agreements and reduced tax of rental income

Cost: up to €117 million

To keep people in their homes, Threshold proposes a reduced rate of tax on rental income derived from tenancies subject to long-term, secure lease agreements.

Threshold recommends basing such changes on the **Portuguese model**, where the longer the lease term, the greater the reduction in the tax rate—as well as an accompanying deduction to the rental income that is classed as taxable income.¹ Under such agreements the landlord would only be permitted to evict if the tenant fails to pay rent, engages in anti-social behaviour, or causes damage to the property. To be eligible for the reduction, the property would need to meet the minimum standards set out in *Housing (Standards for Rented Houses) Regulations 2019*.

Consideration should be given to rent setting under such arrangements, ensuring affordability for the length of the lease and to reflect the advantage provided to the landlord through the reduced tax.

Threshold makes this recommendation as renters continue to lose their homes due to landlords choosing to sell their properties and exit the sector². While there is increased output of alternative housing options, a shortfall and means that some renters will enter emergency accommodation, couch surf, live in overcrowded homes or potentially overhold. Until this shortfall is dealt with, it is necessary to take steps to keep people in the homes they currently occupy, as is being achieved by the Tenant-in-Situ and the Cost-Rental Tenant-in-Situ schemes, respectively.

The Chartered Accountants Ireland, and Focus Ireland, have estimated that the introduction of a flat rate of 25% tax applying to rental income (Case V), for small landlords who waive their rights to evict, will cost an estimated €117 million³. Threshold proposes a sliding scale where the 25% tax rate could be applied, for example, to rent derived from tenancies of a 15-years minimum duration, with a higher rate of tax for those tenancies which are 10 years in length and so on. The necessary details to calculate this cost are not currently at hand, however, such an incentive would be unlikely to cost more than the €117 million estimated by the Chartered Accountants and Focus Ireland.

Admittedly, this measure will not appeal to all landlords and will not serve as a universal remedy for the exit of landlords from the sector. That said, it will act as a targeted measure to retain a proportion of the landlords who are choosing to exit for financial reasons, while correspondingly creating increased security for renters.

In addition to bridging the shortfall between need and supply, measures to provide long-term security of tenure are necessary to ensure renters can access secure homes as they age. The

¹ Cuatrecasas, (2022), Portugal | Rent update and extraordinary rent support, <https://www.cuatrecasas.com/resources/lf-rent-update-and-extraordinary-rent-support-6356bafda3016022440008.pdf?v1.44.2.1.20230223> (Accessed 11/08/23)

² Residential Tenancies Board, “Notices of Termination (NoTs) received by the RTB,” <https://www.rtb.ie/data-hub/notice-of-termination-received-by-rtb> <https://www.rtb.ie/data-hub/notices-of-termination-received-by-the-rtb-from-q3-2022> (Accessed 18/07/2023)

³ Focus Ireland & Chartered Accounts Ireland - ‘Proposals to Increase Retention of Small-scale Landlords in the Residential Rental Market’, https://charteredaccountants.ie/docs/default-source/newsfiles/proposals-to-increase-retention-of-small-scale-landlords-in-the-residential-market.pdf?sfvrsn=f25cba7c_2&_gl=1*eb394*_gcl_au*MTEwNzI5NzMwLjE2ODg0NzQ4NzU.

findings from Threshold’s and ALONE’s collaborative recent research, ‘Double Deficit’⁴ indicate that an increasing number of people are likely to rent for life as they are unable to access more secure tenures. The data from Census 2022 shows an increase in the number of people renting into older age, with almost 17,000 households aged 65 years plus renting from a private landlord and close to 100,000 households over the age of 45 years renting from a private landlord. Respondents over the age of 45 emerge as less likely to buy their own home and accordingly will rely on private rental, or social and cost rental, where it is available.⁵

There should be no question as to whether one can secure a long-term home according to their need as they age. As illustrated in ‘Double Deficit,’ the private rental sector in its current inception cannot provide such homes. Mitigating measures are necessary.

⁴ Threshold & ALONE, (2023), “Double Deficit”, <https://threshold.ie/wp-content/uploads/2023/05/Double-Deficit.pdf>

⁵ Central Statistics Office, (2023), ‘Census of Population 2022 Profile 2 – Housing in Ireland’, <https://www.cso.ie/en/statistics/population/censusofpopulation2022/censusofpopulation2022profile2-housinginireland/> (accessed 11/08/23)

Dedicated homeless prevention budget

Cost: €43 million

Threshold is calling on the Government to allocate a budget specifically for homeless prevention, amounting to 20% of all homeless expenditure. In Ireland, everyone should be able to live with dignity in a home that is safe and secure. Living without this basic human right, through living in emergency or insecure accommodation, undermines a person's ability to fully participate in society, in education, or in work, preventing them from fulfilling their potential and contributing to society.

The Government has demonstrated its commitment to ending homelessness by 2030 through signing the Lisbon Declaration, by establishing the National Homeless Action Committee and in promoting a range of homeless prevention services. The next step logical step is to shift the focus from expenditure on emergency accommodation to investment in homeless prevention.

In 2022, 82% of all Section 10 funding was spent on emergency accommodation, amounting to approximately €212.2 million, whereas only 6% of available funding was spent on “Homeless Prevention, Tenancy Sustainment and Resettlement Supports” (of which only a portion are services that stop homelessness from occurring in the first instance), approximately €15.6 million.⁶

A total of €215 million was allocated to homeless services in Budget 2023. Threshold proposes an investment of €43 million in homeless prevention in Budget 2024. This Budget must fund services that stop homelessness from occurring by keeping people in their homes, or by successfully supporting people to move to another home.

The most effective way of stopping homelessness is by preventing it from occurring in the first instance. Threshold demonstrates this day by day, year in year out.

⁶ Homeless Data, Local Authority Regional Financial Reports (various). Authors own calculations.
<https://www.gov.ie/en/collection/80ea8-homelessness-data/#local-authority-regional-financial-reports>

Deposit Protection Scheme

Cost: Cost of tendering

Threshold reiterates the call on Government to not only examine the development of a workable Deposit Protection scheme, as committed to in “Housing for All,” but to establish such a scheme. This commitment can and should occur during the lifetime of this Government.

Moving the scheme forward will require a revision of the current legislation. Threshold proposes the establishment of a “custodial” model, delivered by an independent provider, and selected via a tendering process. There are several experienced providers delivering such schemes in Northern Ireland, England, Wales, and Scotland – many of which are delivered on a not-for-profit basis. Threshold believes similar schemes can be mirrored in Ireland.

It is unnecessary for the Residential Tenancies Board to operate the scheme directly, particularly as there are several existing providers with the platforms, skills and experience who are already operating in similar jurisdictions. As the legislation for residential tenancies in Ireland does not differ significantly from Scotland or Northern Ireland, their models could be replicated or adapted for Ireland. Tenancy Deposit Scheme (TDS) Northern Ireland Limited and Safe Deposits Scotland are two such services. These are both operated on a limited profit basis. Furthermore, any surpluses made are re-invested into support/advice services for tenants and landlords or related charities – which can prevent further issues arising in tenancies and minimise disputes. These schemes demonstrate how a scheme can be self-financing and operate on a limited, or not-for-profit, basis in Ireland. Threshold believes that this should be made a condition of any tender advanced.

Putting the scheme out to tender will save on both time and costs. The cost of tendering should not place an additional cost burden on any one department or body, as it will be administered via eTenders, operated by the Office of Government Procurement.

Rent Arrears Fund

Cost: €20 million

Threshold is calling for the investment of €20 million in a Rent Arrears Fund to support private renters to remain in their home if they experience financial difficulty. A fund of this size could assist approximately 10,000 private renters with rent arrears¹.

The increased cost of living is being felt acutely by people across the country. This will undoubtedly increase the risk of people falling into rent arrears or behind on paying their utility bills, with some already cutting back on essentials (heat, electricity, food)⁷. Private renters are at greater risk of poverty, material deprivation and social exclusion, and are more likely to be burdened by debt – especially those who have gone without heat at least once in the year - and are more likely to have utility arrears than owner-occupiers⁸. As a result, we ask Government that they put a safety net in place for private renters to address arrears.

Putting such measures in place will be more effective and less costly to the State than allowing tenants to be evicted for rent arrears and be placed at risk of homelessness. It will prevent the potential uprooting households, and the negative factors associated with that. At the same time, such a Rent Arrears Fund would protect landlords who may be placed in adverse financial circumstances, or even mortgage arrears, in instances where a tenant is unable to pay arrears.

A fund must be underpinned by changes to the Residential Tenancies Acts. These changes include:

- An increase in the warning notice period from 28 to 90 days;
- A halting of eviction for rent arrears where an application to the Rent Arrears Fund is pending or approved, and/or;
- A pause on evictions for rent arrears where an application to the Workplace Relations Commission to challenge a landlord's refusal to accept the Housing Assistance Payment (HAP) or Rent Supplement is pending, or found, in the tenant's favour.

With over four decades of assisting private renters, Threshold knows that the majority of those who accrue arrears do so on foot of sudden income loss (especially during the restrictions associated with the pandemic); family/relationship breakdown; illness; delays in the processing of, or disruption to social welfare payments; a rent increase; hold-ups with the administration and payment of HAP, or a landlord's refusal to accept HAP or Rent Supplement.

These are all temporary disruptive factors outside of the tenant's control; events that many of us may experience in our lives. It is not right that such events can result in the loss of a home.

⁷ The Cost of Surviving (2022), Society of Saint Vincent de Paul, <https://www.svp.ie/newsmedia/publications/social-justice-publications/svp-pbs-2023-the-cost-of-surviving.aspx>

⁸ Survey on Income and Living Conditions (SILC) 2022 – Poverty - <https://www.cso.ie/en/releasesandpublications/ep/p-silc/surveyonincomeandlivingconditionssilc2022/poverty/>

Exploring Household Debt in Ireland (2020), https://www.tasc.ie/assets/files/pdf/tasc_household_debt_report_exec_summary_for_policy_makersweb.pdf, https://www.tasc.ie/assets/files/pdf/household_debt_report_final_3320.pdf

Dwelling-specific Rent Register

Cost: Cost of adapting the Residential Property Price Register

A rent register is vital for tenants looking for a home they can afford. While the Rent Pressure Zone legislation and rent certainty measures are in place to moderate rents, and the RTB has been provided with greater powers to enforce these rules, renters do not have the information necessary to ensure that the rules are being adhered to. This means an increased likelihood of tenants paying more than the permitted rent meaning rents are *de facto* decontrolled between tenancies. As such, rent certainty measures only fully protect sitting tenants in practice.

Evidence of this trend is borne out in data provided by Daft.ie Rental Reports⁹. New tenants are likely to pay higher rents than existing or sitting tenants. Rent increases for sitting tenants average at 2.8% a year, whereas new tenants are facing an increase of 7.4% on average when they look for a new home. Additionally, research carried out on behalf of the RTB¹⁰ indicates that many landlords, as well as tenants, are not aware of the rent regulations or Rent Pressure Zones.

The prices of all residential units sold are currently available on the Residential Property Price Register. This step was taken to inform the market and ensure that it functions effectively. A similar register aimed at providing the same visibility and transparency for the private rental sector is required. With annual registration now in place, the data is available. The next step is making this data publicly available.

The Residential Property Price Register provides a fulcrum from which the Rent Register can be developed, and it may be possible for this platform to be replicated to create a Rent Register. If this approach is adopted the cost of establishing a register will be negligible. It is unlikely to require a full-time member of staff to manage and oversee it.

The need for a rent register was recognised in 2019 and was considered in a 2019 Bill. However, this legislation was set aside on the advice of the Attorney General¹¹. The reasoning of the Attorney General in relation to the creation of a dwelling specific rent register was never made public.

⁹ Daft.ie (2023), "Irish Rental Report Q2 2023", https://ww1.daft.ie/report/2023-Q2-rentalprice-daftreport.pdf?d_rd=1 (Accessed 11/08/2023)

¹⁰ Landlord and Tenant Experiences of Rent Pressure Zone Measures, Coyne Research, June 2019, https://onestopshop.rtb.ie/images/uploads/Comms%20and%20Research/Landlord_and_Tenant_Experiences_of_Rent_Pressure_Zone_Measures.pdf

¹¹ Dáil Éireann debate, Wednesday, 8 May 2019, Residential Tenancies (Amendment) (No. 2) Bill 2018: Report and Final Stages, <https://www.oireachtas.ie/en/debates/debate/dail/2019-05-08/speech/348>

Housing Assistance Payment (HAP) base rates

Cost: €34.6 million

Threshold supports the Economic and Social Research Institute's (ESRI's) recommendation¹² to link the HAP rates to the rents on new tenancies in the relevant Local Authority. This is proposed to ensure affordability and to ensure that a share of rental properties available within the limits for those reliant on HAP. As highlighted in the ESRI's report, a noticeably small proportion of homes advertised for rent fall within the HAP limits. With HAP providing important, short-term housing support it is essential that the payment level is sufficient.

The national average rent has increased 62% since the HAP rates were set in 2016¹³. This equates to an increase of €588 a month. Despite this, no such equivalent increases have been made in HAP or essential social welfare rates to support renters who are struggling.

As of Q1 2023, there were 58,773 active HAP tenanciesⁱⁱ. Increasing the HAP payments by 62%, to reflect the rent increases since 2016, would cost approximately €34.6 millionⁱⁱⁱ. This figure would increase each year as the average asking rents increase.

The need for such an increase is regularly documented in in the Simon Communities' report series, "Locked Out of the Market."¹⁴ In the latest report, only three properties within the standard HAP rate were available to rent. An additional 47 were available within the discretionary HAP limits.

A substantial proportion of tenants in the private rental sector receive State assistance to pay their rents. While tenants in receipt of HAP are permitted to make additional top-up payments to their landlords, Local Authorities are responsible for ensuring that such payments are sustainable. This arrangement ensures that HAP tenants have sufficient means to live a life with dignity.

¹² Low Income Renters and Housing Supports (2022),

https://www.esri.ie/system/files/publications/RS141_1.pdf

¹³ RTB Rent Index Q2 2016 & RTB Rent Index Q1 2023 – comparison of standardised average rent Q2 2016 and Q4 2022 https://www.rtb.ie/images/uploads/general/RTB_Quarter_2_2016_%28FINAL%29.pdf & https://www.rtb.ie/images/uploads/general/RTB_Rent_Index_Q1_2023_V2-31.08.2023_3.pdf (Accessed 31/08/2023)

¹⁴ Simon Communities (2023) Locked Out of the Market June 2023, <https://www.simon.ie/wp-content/uploads/2023/07/Locked-Out-of-the-Market-June-2023.pdf> (Accessed 14/08/23)

NCT for Housing

Cost: Cost neutral

Threshold proposes an NCT-style system of certification to ensure minimum standards in the private rental sector are met.

The introduction of such a system would see the burden of proof for compliance with minimum standards rest with the landlord, who would then be required to submit a certificate of fitness for their properties to the RTB as part of their annual tenancy registration. Threshold is of the view that this measure would promote greater compliance across the board.

While this proposed system sees the cost of inspection fall upon the landlord, Threshold recommends the continued funding for Local Authorities at their current level – until the NCT is bedded down - to assist landlords in bringing failed properties up to standard. In Budget 2023, €10.25 million was allocated to Local Authorities to inspect rental properties. The NCT system will, in time, replace this system and become a cost-saving measure. It will also result in a reduction in cases pertaining to standards being brought to the RTB, hence freeing up valuable resources.

Landlords can currently claim certain expenses against their rental income to reduce their tax liability, for example, the cost of registering with the RTB. Threshold recommends that consideration be given to including the costs associated with compliance for an NCT-style of certification as an allowable expense.

Energy retrofits promotion campaign aimed at landlords

Cost: €500,000

To support a minimum Building Energy Rating in the private rental sector, as committed to in “Housing for All,” it is necessary for Government to promote the grants available to landlords and potentially adapt the delivery of existing grants to facilitate landlords’ access to them. Such targeted schemes will ensure that renters can benefit from energy retrofit grants in the same way as owner occupiers.

There is no additional cost in terms of grant provision, as there are already generous grants and tax allowances in place. However, landlords are either largely unaware of these or reluctant to avail of them. The Home Renovation Scheme, which ran from 2013 to 2018, was available to landlords. Unfortunately, only 2.6% of properties which benefited from the scheme were registered as rental properties^{iv}. The main cost around this initiative relates to a promotion campaign, which we estimate at a cost of €500,000.

The central problem is encouraging and engaging with landlords. The Sustainable Energy Authority of Ireland provide a study¹⁵ that stresses that capability barriers, opportunity barriers and motivational barriers which need to be further addressed. Recommendations from this report included increasing awareness and normalising uptake through signposting and promotional campaigns.

In theory, a well-functioning rental market would incentivise landlords to retrofit their properties because those properties would then command higher income. Currently, however, tenants have little to no choice about the housing they accept, and therefore no incentive exists for landlords to upgrade.

¹⁵ SEAI (2023) Promoting retrofitting among homeowners in Ireland through a behavioural lens - <https://www.seai.ie/publications/Promoting-retrofitting-among-homeowners-in-Ireland-through-a-behavioural-lens.pdf>

Tenant in situ fund

Cost: €1.8 billion

Reports indicate that the number of landlords leaving the sector is larger than those entering the sector¹⁶. Threshold views this as an opportunity for the State, through active policy intervention, to “socialise” this stock. Given the clear demand for additional non-market housing this is an approach recommended by Threshold.

Threshold recommends that the State set an ambitious goal of purchasing at least half of the rental properties in which tenants are subject to a notice of termination for sale, in the year. This move would keep more households potentially out of homelessness and increase the state's public housing stock simultaneously. A goal of 5,800 properties^v would cost an estimated €1.8 billion^{vi}.

The ESRI set out in 2021¹⁷ how a doubling of the existing capital investment in State-provided social and affordable housing to €4 billion per year could be achieved. The authors described how this could be done sustainably while keeping the public finances on track.

Threshold’s position is that the State’s role in managing the size of the sector involves greater ‘socialisation’ via the tenant in situ schemes at least in the short-term. This will keep people in their homes, avoid homelessness and create stable communities. Increased public housing, and cost-rental, also plays a key role in respect of the long-term solution, by managing the sector and ensuring the shift towards a unitary housing system.

Between Q3 2022 to Q2 2023, there were 17,558¹⁸ Notices of Termination issued, as reflected in the RTB’s termination data. Of these, 11,622 cited sale as a reason in that same period.

The expansion of both the Tenant-in-Situ Scheme and the Cost-Rental Tenant-in-Situ Scheme are welcome initiatives. Nonetheless, these schemes need to be significantly expanded, as the last year of RTB tenancy termination data indicates that many more thousands of Notices of Termination have been issued.

¹⁶ Sherry Fitzgerald, (2023) Latest analysis reveals, <https://www.sherryfitz.ie/news/latest-analysis-reveals>

¹⁷ McQuinn, K., 2021. With ‘g’ greater than ‘r,’ should we be borrowing to increase Irish housing supply? ESRI Special Article June 2021.

¹⁸ Notices of Termination (NoTs) received by the RTB, Q3 2022 - Q2 2023 - <https://www.rtb.ie/data-hub/notices-of-termination-received-by-the-rtb-from-q3-2022> (Accessed on 23/08/23)

Cost-rental

The scaling up of cost-rental has a series of challenges to support AHBs to deliver them at scale. The challenges include addressing the cost of capital to reflect the inflated value of land in cities, financing costs including the amortisation of debt, adjusting cost rental to allow it to remain sensitive to interest rate increases and, finally, the ability to borrow.

Threshold recommends the following changes to support AHBs to deliver increased numbers of cost-rental units:

- Reduce land cost in city centre areas by zoning land in these areas for public housing mixed tenure schemes.
- Set VAT rate at 0% on Cost Rental homes to reduce overall capital cost and reduce the amount the AHB must borrow.
- Waive development contributions on cost rental schemes as they currently apply with most Local Authorities' social schemes.
- Create a sustainable funding model that allows the sector to deliver Cost Rental under their construction programmes; this is a more affordable solution than delivering turnkey.
- Provide a level of subsidy income to the AHB to top up the cost rent received from the tenant, allowing for the effective bridging of the viability gap.
- Allow the Housing Finance Agency, as a state lender, to position itself to carry interest rate risk, rather than the AHBs. The Housing Finance Agency, or another lender, could provide interest rates fixed at the point of contract exchange, in contrast to the drawdown point. This move would then facilitate the AHB to fully assess viability and commit contractually to cost rental homes.
- Provide a guarantee to lenders to allow for a lower interest rate applying for Cost Rental. This will allow cost-rental to continue developing, even during an economic downturn.
- Develop a funding model for larger mixed tenure sites that include social and cost rental. This would facilitate one scheme in supporting the others, ensuring that AHBs provide a range of homes addressing a wider range of demand.

Cost-rental, if done at scale, can bring about affordability by having it provide a moderating impact on market rents. The unitary rental market is an integrated rental market, with direct competition between the for-profit and the not-for-profit and limited-profit sectors. The overall purpose of the not-for-profit sector in such a system is to house broad swathes of the population. This, in turn, puts downward pressure on rents in the private rental sector.

In terms of existing barriers that prevent at scale cost-rental, a significant issue is that the Cost Rental Equity Loan Scheme (CREL) is not operating as a cost rental scheme.

Under the current model, many AHBs cannot deliver cost rental without incurring losses. The discount on income, coupled with the affordability restrictions and current cost of financing and delivery, does not allow for enough income on a scheme to cover the cost of repaying the loans and managing and maintaining the properties. AHBs need to deliver a surplus on any investments to ensure that they are protected from future economic risk and also to ensure the long-term viability of organisations in this sector, thus safeguarding the social rented sector's future.

Referendum on the Right to Housing

Cost: €17million^{vii}

Threshold is calling on the Government to allocate the necessary funds to hold a referendum on the Right to Housing in 2024.

By holding a referendum to insert a right to housing in the Constitution, the people of Ireland would be given the opportunity to give clear direction to this Government, and future Governments, that they believe in the value of home, and that there is a role for the Government to ensure all people have access to a safe, secure, affordable home where they can live in dignity.

The Constitution is a statement of fundamental values that the people of Ireland believe in. It shapes and underscores all Government policy and legislation. Without a right to housing in the Constitution, there is no duty on the Government to ensure all people have access to adequate housing.

ⁱ There is no official data on the number of renters with rent arrears. However, research by the ESRI indicates that “approximately one in ten non-supported rental households missed payments due to financial difficulties prior to the pandemic.”

ⁱⁱ Author was informed of this figure at the latest HAP Practitioners Conference and does not appear to be available publicly.

ⁱⁱⁱ Authors own calculations. $58,773 \times €588 = €34,558,524$.

^{iv} Information provided on request by the Office of the Revenue Commissioners.

^v This is about half of the properties that have been issued a Notice of Termination where the landlord has cited reason of termination as sale of the property.

^{vi} The median price of a dwelling purchased in the 12 months to June 2023, according to the Central Statistics Office’s Residential Property Price Index was €318,000 -

<https://www.cso.ie/en/releasesandpublications/ep/p-rppi/residentialpropertypriceindexjune2023/>

Authors own calculations. $€318,000 \times 5,800 = €1,844,400,000$

^{vii} Based on the cost of the Referendum to repeal the 8th Amendment,

<https://www.oireachtas.ie/en/debates/question/2022-02-15/321/?highlight%5B0%5D=expenditure&highlight%5B1%5D=referendum>



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The Scheme to Support National Organisations is funded by the Government of Ireland through the Department of Rural and Community Development.



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