



**Threshold's quarterly
impact report:
Q4 2023**

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Founded in 1978, Threshold has been working and campaigning across Ireland for more than 45 years to support renters, keep people in their homes, prevent homelessness and secure a right to housing.

This is what makes Threshold unique. We stop homelessness. No other organisation tackles homelessness like Threshold, a specialist organisation which provides tailored advice and representation to renters and advocates for housing rights.

This report looks back on the home-saving impact Threshold advisors achieved in the fourth quarter of 2023, October to December.

Making the difference – Threshold's impact

In the fourth quarter of 2023, our dedicated and expert team of frontline advisors:



supported **8,242** households – **10,870** adults and **7,259** children



prevented **909** households from entering homelessness – **1,244** adults and **929** children



answered **9,957** calls



answered **504** evening calls



attended **167** video consultations



responded to **1,517** webchats



responded to **131** queries over the Christmas period



completed **37,993** home-saving and practical actions



received **40,724** emails

We stop homelessness – Threshold

In Quarter 4 of 2023, Threshold advisors intervened to keep **909** households (**1,244** adults and **929** children) in their homes or supported them to secure alternative housing and prevented them from entering homelessness. Threshold's Tenancy Protection Service and home-saving interventions are essential services which demonstrate that homelessness can be prevented.

Of the new households who contacted Threshold in Q4 2023, **1,447** were at risk of homelessness. As in previous quarters, most of these renters had received a notice of termination (NoT) from their landlord. Where possible, Threshold advisors assisted these households to remain in their home or secure an alternative home. However, with fewer properties available to rent, and a landlord within their rights to evict for the purposes of sale, this is an increasingly challenging task.

Some of the people who contacted Threshold in Q4 2023

Threshold's services are available to all renters, and indeed we hear from people from all walks of life. In this edition, you will read the stories of some of the people that reached out to Threshold when they received a NoT. They were unsure whether they would find another home, but with Threshold's assistance, they were directed to the Tenant-in-Situ Scheme and are now living in their forever homes.

In 2023, the most common reason for renters to get in touch with Threshold was that they had received a NoT from a landlord. This accounted to 47% of all cases in Q4 2023. Just over six in ten (61%) of these NoTs in Q4 were from landlords who were planning to sell the home.

Threshold advisors will always seek best outcome for renters. This can include negotiating an extension on the notice or engaging with the Local Authorities to pursue other housing options.

The significant expansion of the Tenant-in-Situ Scheme in 2023 has provided another option for renters and ensured that many now have homes for life. This scheme, which allows Local Authorities to buy homes from landlords who are selling, is designed to provide long-term security to those renters who are eligible for social housing.

Examples of the personal impact that the Tenant-in-Situ Scheme has had on some of Threshold's clients are set out in this report. Their experiences highlight the key role played by this scheme in preventing homelessness and providing long-term secure homes.



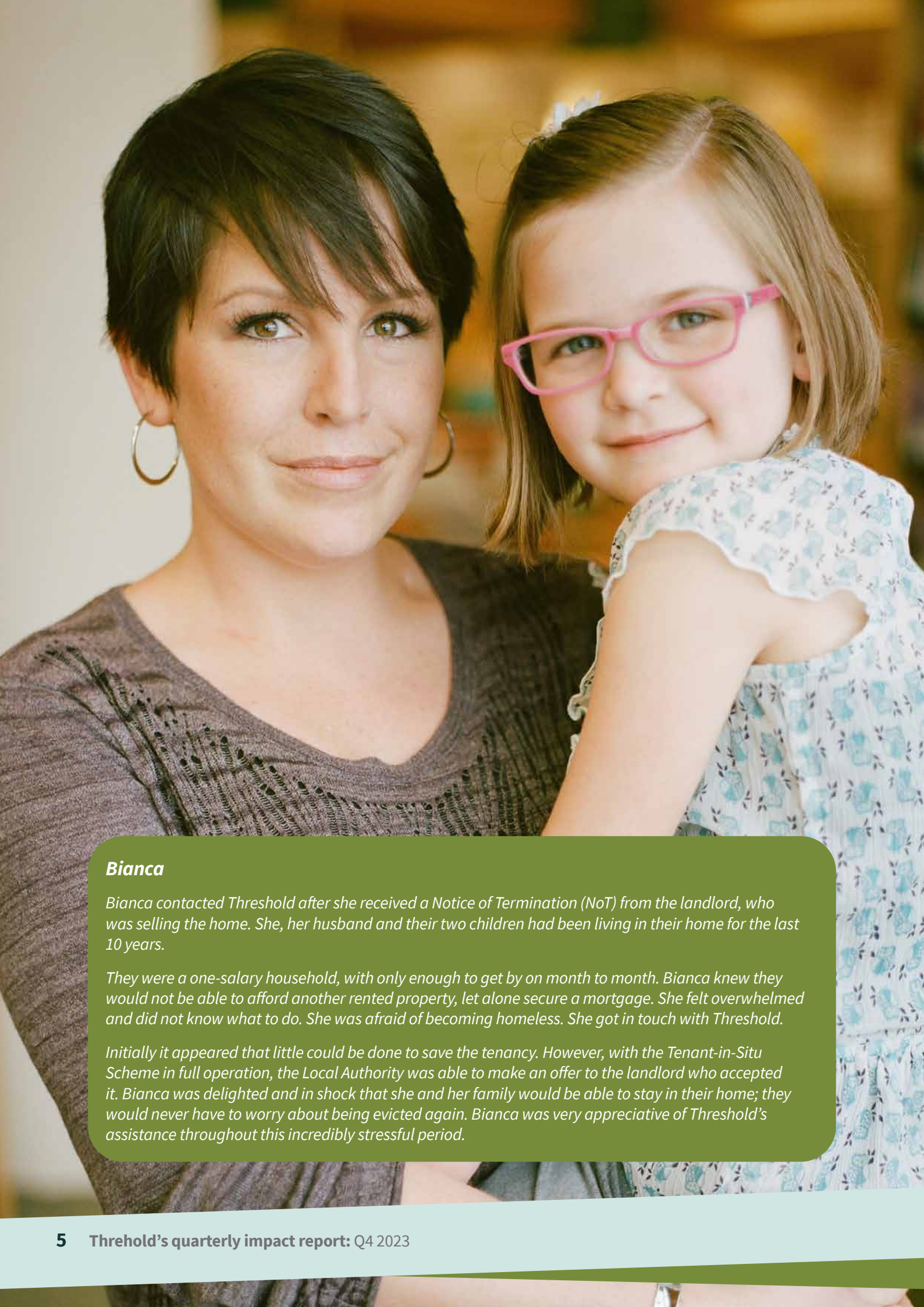
Aiden and Hazel

Aiden and Hazel contacted Threshold as soon as they received a Notice of Termination (NoT) from their landlord. The landlord wished to sell as they were retiring. Aiden, Hazel and their two children had been living in the house for 15 years.

While the couple would have loved to buy the home, this was not an option for them as they did not have a deposit or the income to secure a large enough mortgage. They had been in a good financial position before the outbreak of COVID-19 and were saving to buy their own home. Unfortunately, both Aiden and Hazel work in sectors that were negatively impacted by the COVID-19 health measures and they had to use much of their savings to pay the rent and cover bills.

The unknown after receiving the NoT caused them much anxiety, and there were many sleepless nights for the couple. They felt that their living circumstances were completely out of their control.

Their landlord was open to selling the house to the Local Authority so that Aiden and Hazel's family could remain in their home. The Threshold advisor liaised with the family and the Local Authority to ensure all the necessary paperwork was provided for the sale to proceed. The landlord ultimately accepted the offer from the Local Authority, with Aiden and Hazel receiving the news that the sale had gone through four days after the termination date. With their tenancy now protected through the Tenant-in-Situ Scheme, Aiden and Hazel's family have a forever home.



Bianca

Bianca contacted Threshold after she received a Notice of Termination (NoT) from the landlord, who was selling the home. She, her husband and their two children had been living in their home for the last 10 years.

They were a one-salary household, with only enough to get by on month to month. Bianca knew they would not be able to afford another rented property, let alone secure a mortgage. She felt overwhelmed and did not know what to do. She was afraid of becoming homeless. She got in touch with Threshold.

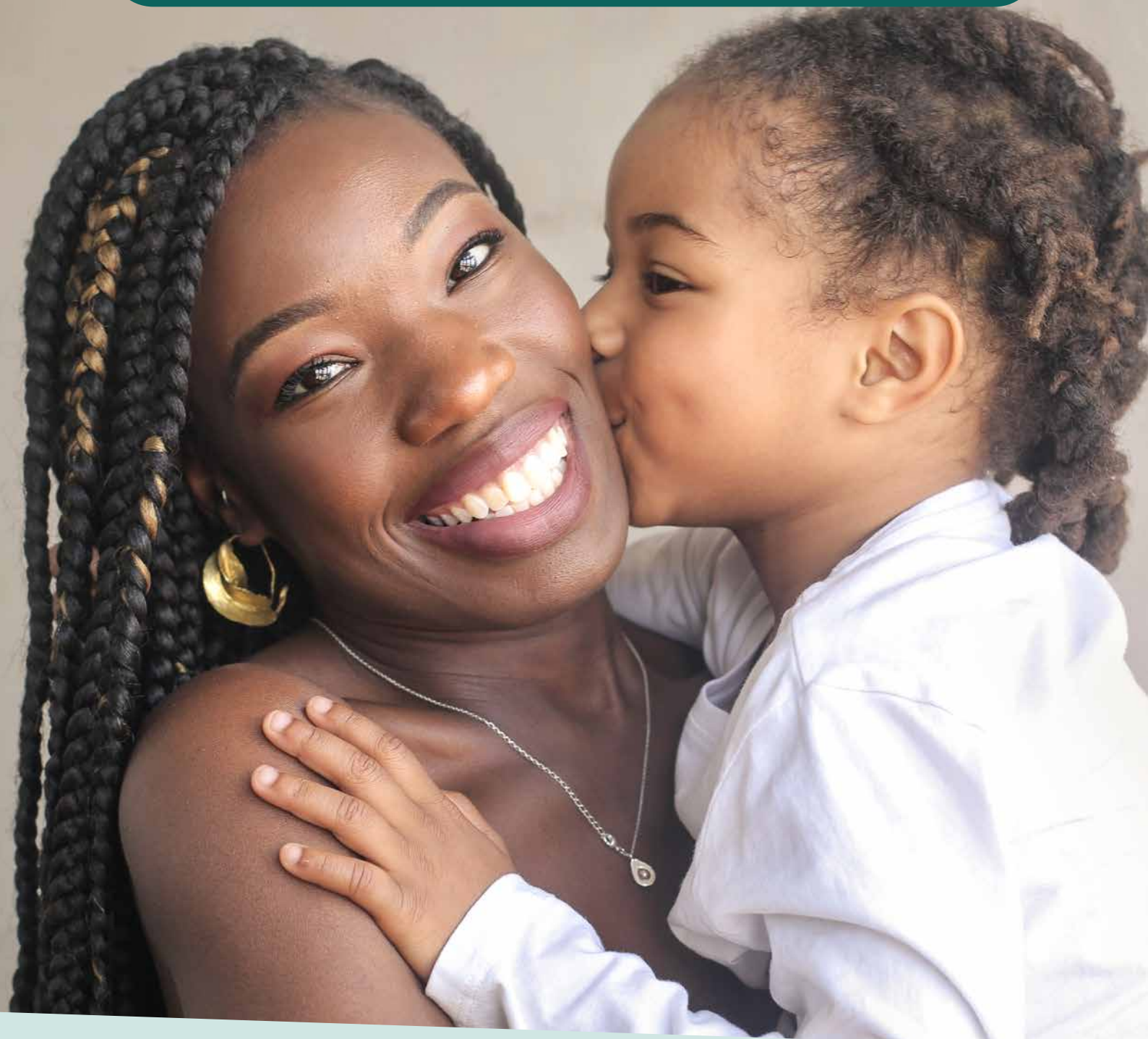
Initially it appeared that little could be done to save the tenancy. However, with the Tenant-in-Situ Scheme in full operation, the Local Authority was able to make an offer to the landlord who accepted it. Bianca was delighted and in shock that she and her family would be able to stay in their home; they would never have to worry about being evicted again. Bianca was very appreciative of Threshold's assistance throughout this incredibly stressful period.

Zeynep

Zeynep got in contact with Threshold when she received a Notice of Termination (NoT) from her landlord. She, her husband and her two children had been living in their home for nearly a decade before receiving the NoT.

When she got in touch with Threshold, her advisor assisted her in providing all necessary documentation to the Local Authority so that the home could be purchased via the Tenant-in-Situ Scheme. This was necessary, as the landlord was keen to sell without delay.

Fortunately, with Threshold's assistance the paperwork was provided, and the sale went through. With the home now sold to the Local Authority, Zeynep and family now have a secure home for life, which is what each of us wants and needs in life.



Tenant-in-Situ Schemes

While Threshold continues its work to sustain tenancies and prevent homelessness, reports show that the number of landlords leaving the sector is larger than those entering the sector.

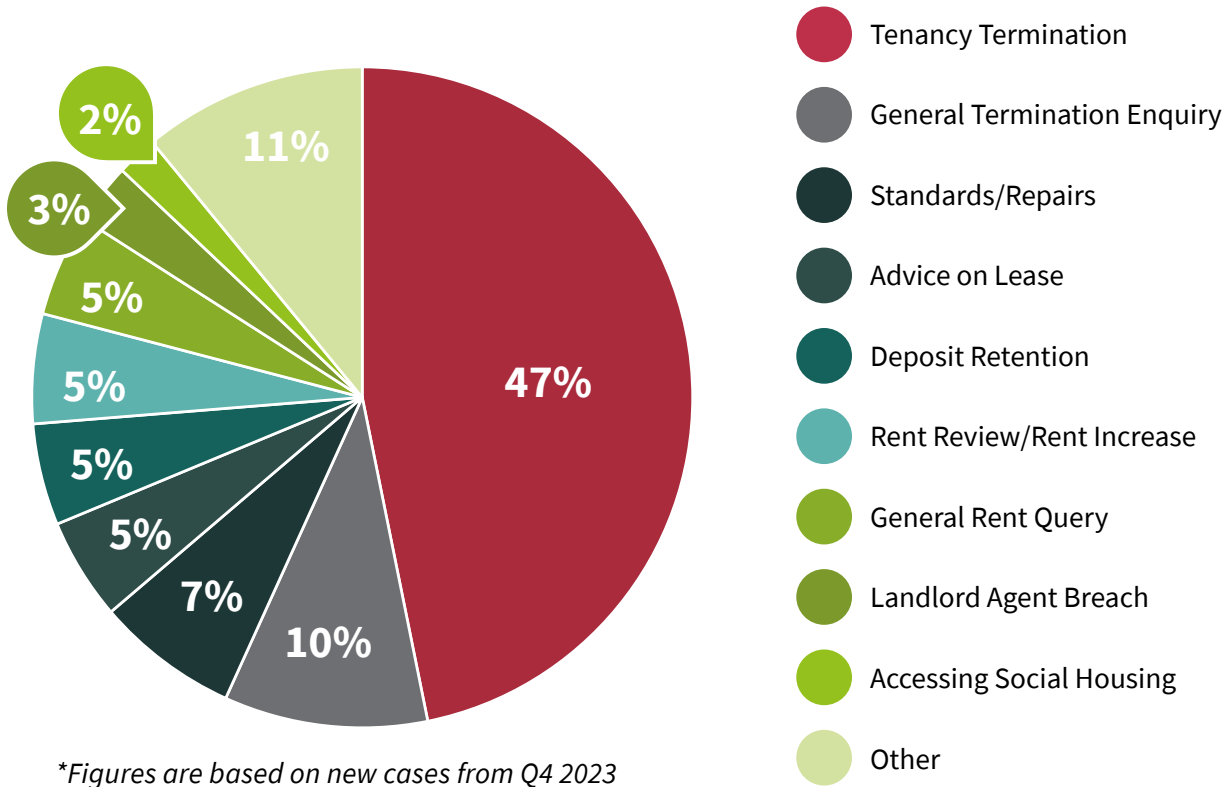
However this does not have to spell disaster. It is an opportunity for the State, through active policy intervention, to increase the social housing stock. Given the clear demand for more non-market housing, the introduction of the Tenant-in-Situ Scheme is a positive development and Threshold recommends it remain a central part of all future housing policy.

Threshold has recommended that, in 2024, the State set an ambitious goal of buying at least half of the rental properties that private residential landlords intend to sell. This move would keep many households out of homelessness, increase the State's public housing stock and improve quality of life and outcomes for thousands of renters.

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. This will keep people in their homes, avoid homelessness and create stable communities. Increased public housing, including cost-rental, plays a key role in realising a functioning housing sector, by ensuring the shift towards a unitary housing system.

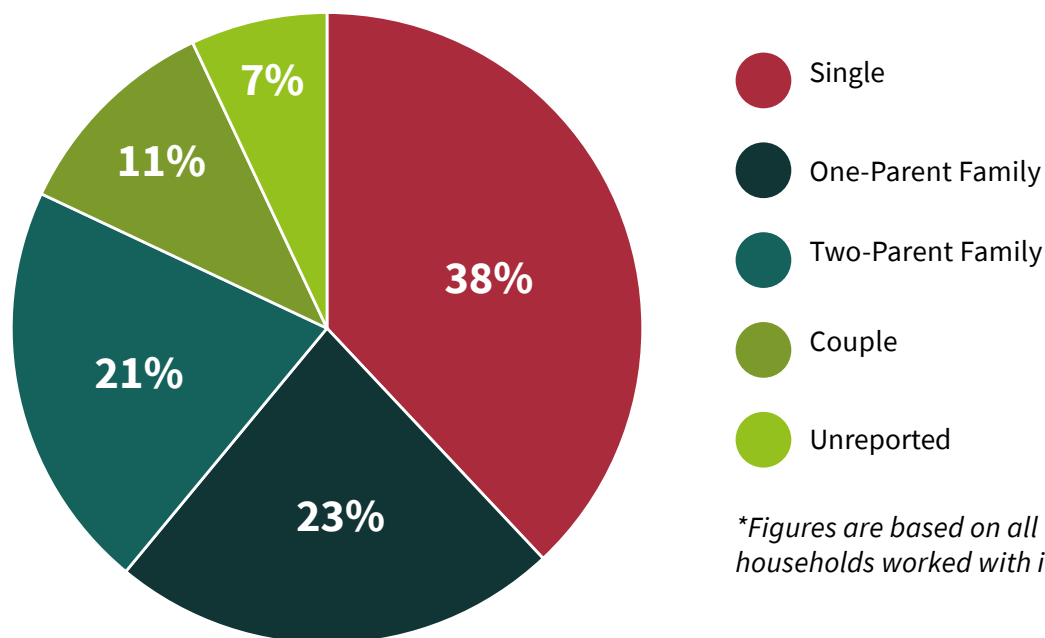
The expansion of the Tenant-in-Situ Scheme and the Cost-Rental Tenant-in-Situ Scheme are both welcome initiatives that have no doubt prevented many people from entering homelessness.

Top 10 Queries Q4 2023*



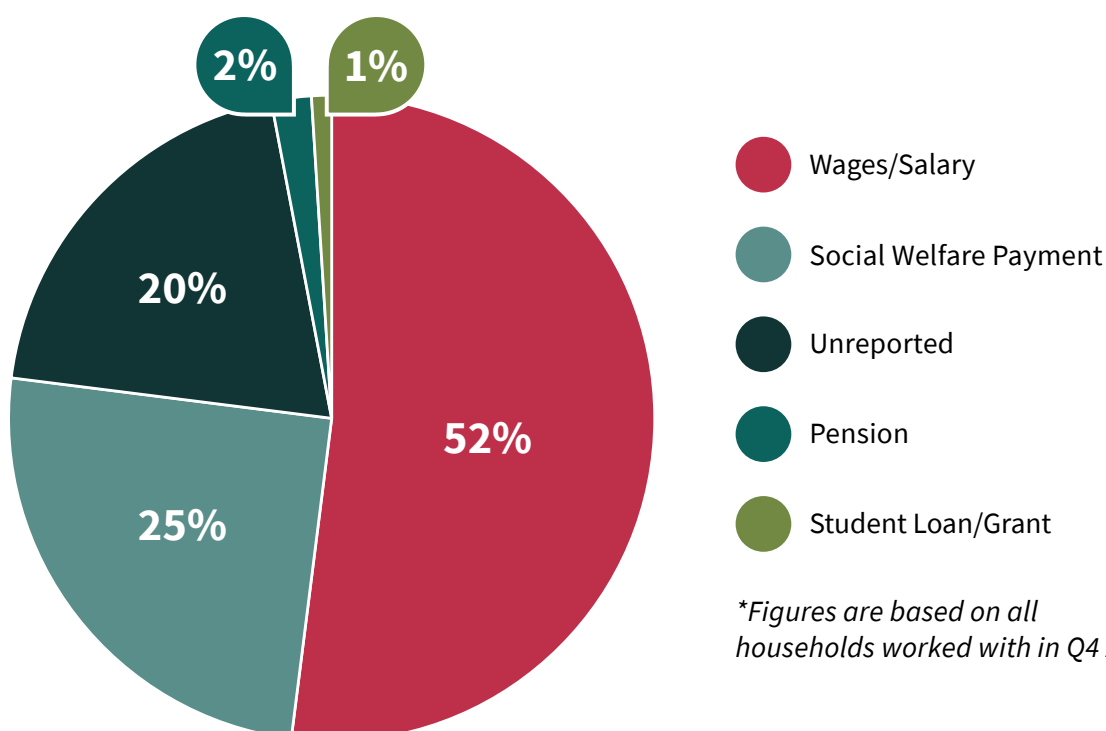
Who Threshold Helped in Q4 2023

Household Composition*



**Figures are based on all households worked with in Q4 2023*

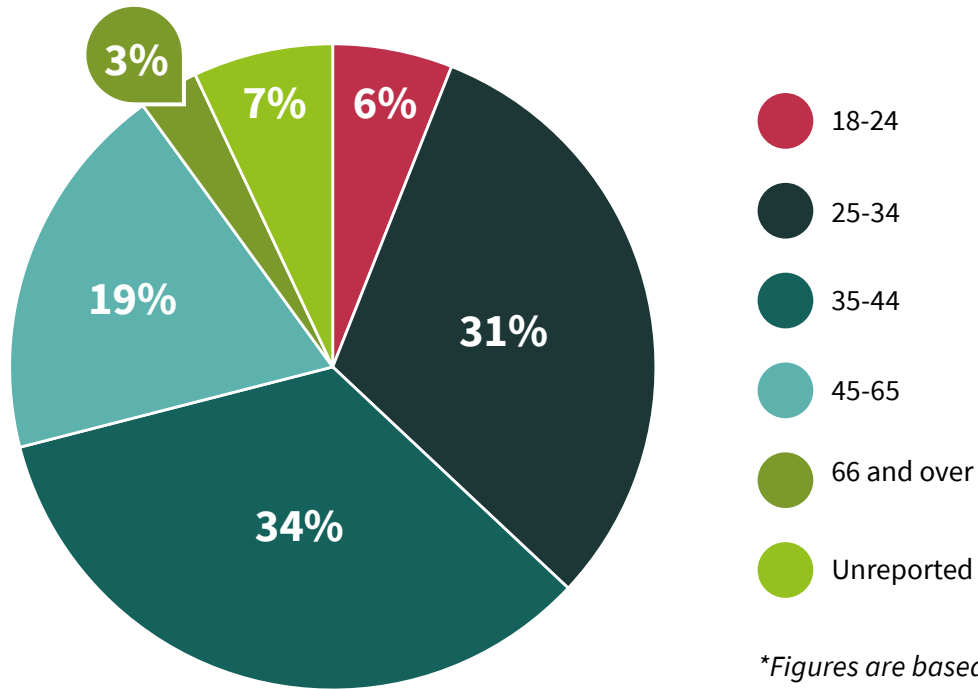
Main Source of Income*



**Figures are based on all households worked with in Q4 2023*

Who Threshold helped in Q4 2023

Age Range of Households*



**Figures are based on all households worked with in Q4 2023*

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