

Minister Simon Coveney, TD
Minister for Housing, Planning, Community and Local Government
Custom House, Dublin 1, D01 W6X0

Rent Pressure Zones – Proposal to Designate Certain Electoral Areas

Dear Minister Coveney,

I am writing pursuant to Section 24A of the Residential Tenancies Act 2004 as inserted by Section 36 of the Planning & Development (Housing) and Residential Tenancies Act 2016. I wish to inform you that the Housing Agency, having consulted the relevant housing authorities, proposes that the 15 electoral areas listed in Table 1 below, be prescribed by order as rent pressure zones.

Table 1 - Electoral Areas Proposed to be Prescribed as Rent Pressure Zones

Cork County Council

1. Ballincollig – Carrigaline
2. Cobh

Galway City Council

3. Galway City Central
4. Galway City East
5. Galway City West

Kildare County Council

6. Celbridge – Leixlip
7. Maynooth
8. Naas
9. Newbridge – Kildare

Meath County Council

10. Ashbourne
11. Laytown – Bettystown
12. Ratoath

Wicklow County Council

13. Bray
 14. Greystones
 15. Wicklow
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The Housing Agency does not intend to propose that any other areas be prescribed as rent pressure zones at this time. However, all areas will be kept under review. It is understood that the areas proposed above will be referred to the Director of the Residential Tenancies Board for a detailed assessment as to whether each area meets the rental criteria set out in Section 24A of the legislation. An outline of the process undertaken by the Housing Agency is set out in the attached Appendix A and relevant maps in Appendix B.

Yours sincerely



John O'Connor
Chief Executive Officer

Appendix A – Details of Analysis

1.0 General Overview

The Agency reviewed the rental markets certain counties nationally to identify possible electoral areas for further consideration. Rental data available from the websites of the Residential Tenancies Board and commercial residential property letting websites were used to identify electoral areas that might meet the minimum criteria in relation to rent increases and average rent. Compliance with these criteria is a matter for the Director of the Residential Tenancies Board. The Housing Agency's role, in consultation with housing authorities, is to analyse whether there are significant rental pressure issues in a particular area.

Based on this analysis, the nine housing authorities listed in Table 1A below were identified as containing electoral areas that may be potential rent pressure zones. The four Dublin housing authority areas and the Cork City housing authority area were excluded from this exercise as they have already been designated rent pressure zones.

Table 1A – Housing Authority Areas Considered

1. Cork County	6. Louth
2. Galway City	7. Meath
3. Galway County	8. Waterford City and County
4. Kildare	9. Wicklow.
5. Limerick City and County	

2.0 Analysis of Areas Selected

The housing market generally and the rental markets in the relevant electoral areas were examined by the Housing Agency. Housing authorities were consulted for their views on the rental markets including housing demand and supply and their experiences in relation to the Rental Accommodation Scheme (RAS), the Housing Assistance Payment (HAP), trends in relation to both general housing needs and homelessness and any other relevant issues.

Following this further analysis, five housing authority areas were examined in more detail to identify local electoral area(s) with significant rental pressures.

Table 2A – Housing Authority Areas – Further Analysis

1. Cork County	4. Meath
2. Galway City	5. Wicklow
3. Kildare	

It should be noted that the electoral areas that are proposed to be prescribed as rent pressure zones may not meet the rental criteria when analysed by the Director of the Residential Tenancies Board as set out in the legislation.

The following breakdown is based on the Agency's analysis and housing authority consultation:

Cork County:

There are 8 Local Electoral Areas in Cork County. Two of the electoral areas – Cobh and Ballincollig-Carrigaline are areas of significant rental pressure and may meet the rental criteria required.

Galway City:

There are three Local Electoral Areas in Galway City. All of these electoral areas – Galway City Central, Galway City East and Galway City West are areas of significant rental pressure and may meet the rental criteria required.

Kildare County:

There are 5 Local Electoral Areas in Kildare. Four of the electoral areas – Naas, Celbridge-Leixlip, Maynooth and Kildare-Newbridge are areas of significant rental pressure and are likely to meet the rental criteria required.

Meath County:

There are six Local Electoral Areas in Meath. Three of the electoral areas – Laytown-Bettystown, Ashbourne and Ratoath are areas of significant rental pressure and are likely to meet the rental criteria required.

Wicklow County:

There are 5 Local Electoral Areas in Wicklow County Council. Three of the electoral areas – Bray, Greystones and Wicklow are areas of significant rental pressure and are likely to meet the rental criteria required.

3.0 Proposal to Designate Rent Pressure Zones

This information was collated by the executive of the Housing Agency. A report was prepared and submitted to the Housing Agency Board at its meeting of 24th January 2017.

It was the Board's decision at its meeting of 24th January 2017 that, pursuant to Section 24A of the Residential Tenancies Acts 2004 as inserted by section 36 of the Planning & Development (Housing) and Residential Tenancies Act 2016, the Housing Agency proposes to the Minister that the electoral areas set out on in Table 1 be prescribed by order as rent pressure zones.

Appendix B – Maps

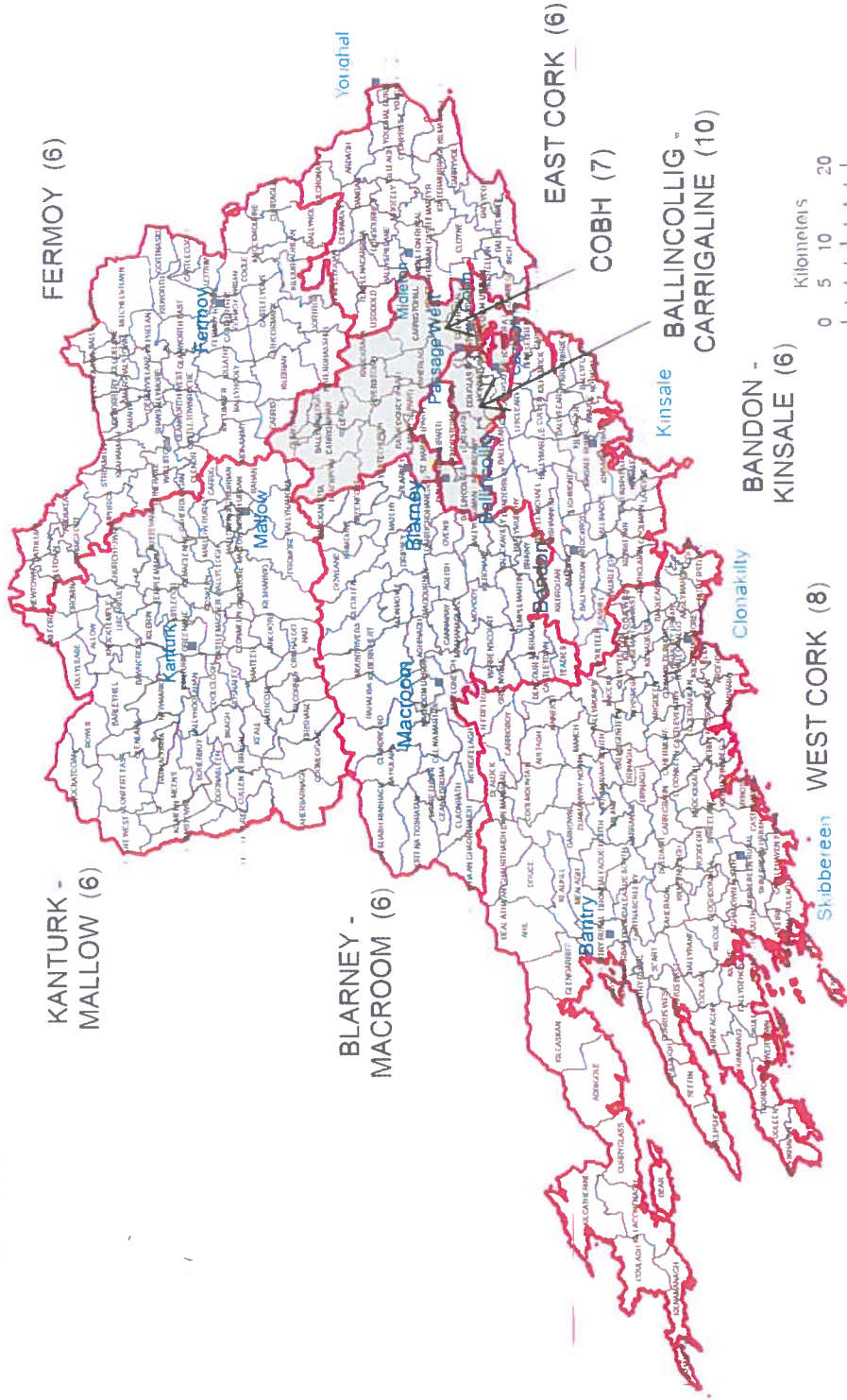
- Cork County
- Galway City
- Kildare County
- Meath County
- Wicklow County

Cork County Council

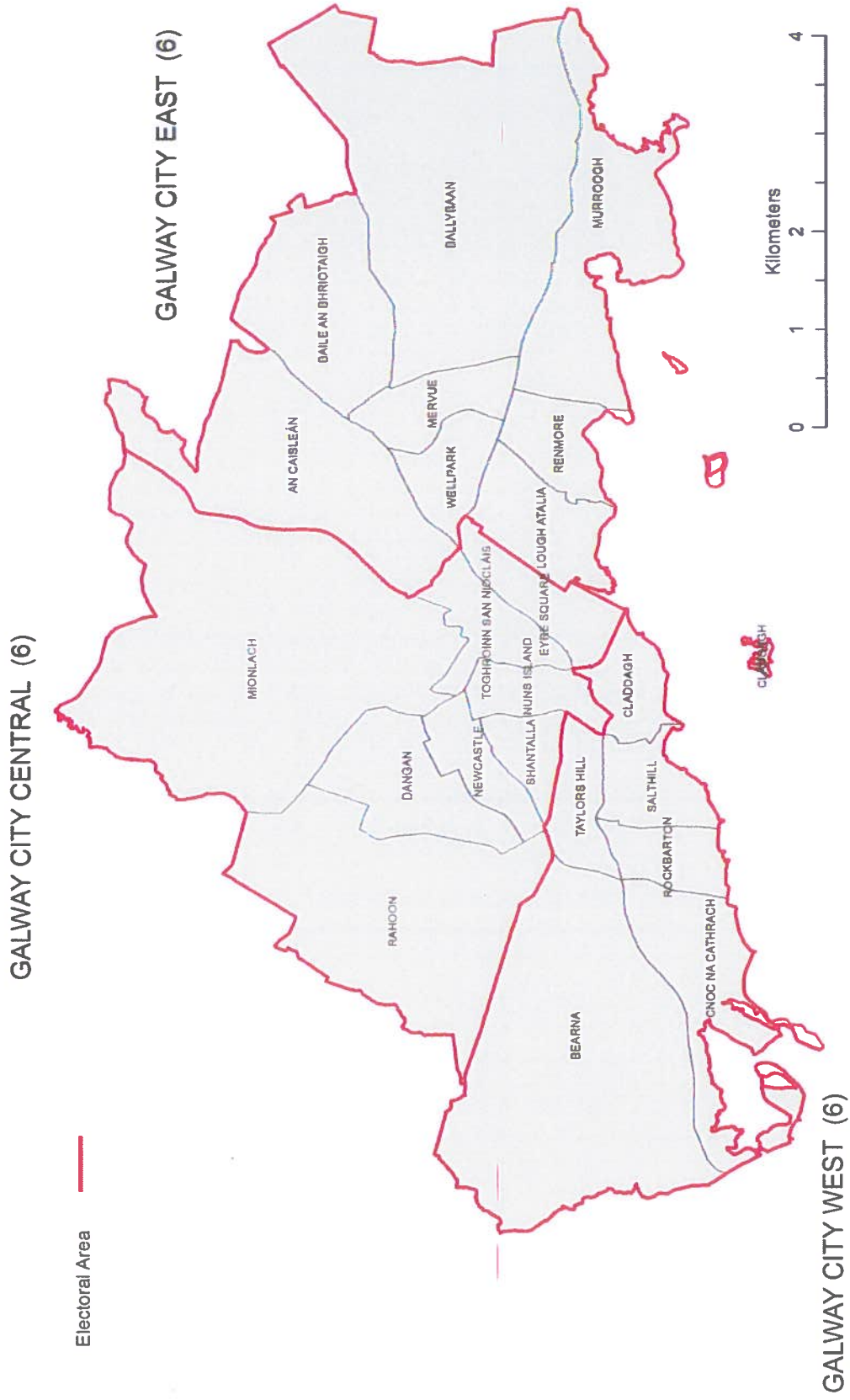
Local Electoral Area Boundary Committee Report 2013

County Cork

Electoral Area



Galway City Council



Kildare County Council



Wicklow County Council

