



An Ghníomhaireacht  
Tithíochta  
The Housing Agency

National Study of Housing Experiences,  
Attitudes and Aspirations in Ireland

## Residential Satisfaction in Ireland 2023



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**Author:** Anne Murphy

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The Housing Agency, Research Section, 53 Mount Street Upper, Dublin 2, D02 KT73, Ireland.

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The quantitative datasets for 2018 and 2019 are available to academics and researchers through the Irish Social Science Data Archive (ISSDA) in UCD, and the datasets for 2020 and 2023 will also be made available through ISSDA.

# Foreword

Focus on People is the Agency's core value. It informs our work and directs what, why and how we do things. A central feature of focusing on people is to ask them what matters to them, and to listen. That is why this survey of people's attitudes, experiences and aspirations is so important. Its aim is to better understand people's current housing experiences and hopes for the future, and how different factors impact these.

The research covers topics to do with both people's homes, their communities and their future plans. The combination of questionnaire and focus groups means that we get a strong sense of what matters most to people in their housing experiences and that we get in-depth insights about the way people think about their housing.

A striking finding from the survey is the large proportion of people reporting satisfaction with their housing and with the community in which they live. Approximately nine out of every ten respondents reported satisfaction with their home and their neighbourhood. These findings are comparable to a similar survey we undertook in 2018. That is a very positive finding and one that is important to acknowledge, but at the same time, it is important to identify the difficulties households experience.

Respondents told us about what they are currently finding it difficult in relation to their housing. Heating and upkeep costs, and difficulties in carrying out maintenance were highlighted as problematic by some, particularly those renting. Renters were also more likely to report finding it difficult to pay monthly household bills and rent compared to owners. Turning to future intentions, over half of those intending to purchase a property expected to experience a lot of financial sacrifice to do so. For long-term renters, security and affordable rents to allow long-term planning were priorities. Shortage of space was also highlighted, and this was more likely to be identified as an issue by those living in apartments.

On a positive note, just over half of homeowners reported they had already or planned to undertake energy efficiency measures in their homes. Of interest, most respondents reported having a suitable workspace in their home.

It is very difficult to identify the exact ingredients that make a community a great place to live. The focus groups undertaken as part of this research provide some useful insights. Three elements emerged as important in explaining respondents' satisfaction with their neighbourhood: friendly neighbours, feelings of safety and security, and proximity to amenities.


I would like to thank Anne Murphy, Research Analyst, for her work on this research and Shane Burke, Head of Research, for his assistance in the report's completion. I would also like to acknowledge the professionalism of Ipsos B&A in undertaking both the survey and focus groups. A special thank you to those who participated in the research. I hope that your insights will help to inform policy and practice, and lead to better housing experiences for all.


**David Silke**  
Director of Insights and Operations




# Key Findings


## Housing satisfaction


 **89%** were satisfied or very satisfied with their homes


 **48%** of social renters had chosen where they lived, compared to **88%** of all households

 **84%** reported their home was suited to their needs


## The Dwelling


 **34%** of renters had difficulty keeping their homes warm, compared to **17%** of owners

 **32%** of apartment residents' biggest problem with their home was shortage of space


 **52%** of owners had already, or planned to, undertake energy efficiency measures in their homes


Renters and owners differed in the level of problems in their homes, with renters reporting higher levels of problems on every aspect compared to owners, except for having too much space.


 **9%** of householders repurposed space in their homes as a direct response to the pandemic, **77%** had retained the changes


 **91%** of those working from home had a suitable workspace in their home


## Neighbourhood satisfaction

 **92%** were satisfied or very satisfied with their neighbourhood


 **44%** believed their neighbourhood was changing for the better


 **89%** felt safe in their neighbourhood

 **62%** believed their neighbourhood was a good place to raise children

 **61%** had family living close by


## Housing experiences


 **65%** of social renters' experience of renting was positive or very positive, compared to **55%** of private renters

 **95%** of outright owners experience of homeownership was positive or very positive, compared to **87%** of owners with a mortgage


 **78%** of social renters felt secure or very secure in their tenancy, compared to **63%** of private renters


## Housing journey


 **32%** had moved in the previous 5 years, **33%** in the previous 6-20 years, while **35%** had lived in their current home for 21 years or more

 **47%** who had moved within the previous decade had moved to a rental property, while **37%** had bought a property


## Affordability


 **28%** of private renters and **31%** of social renters had difficulty paying their rent each month


 **78%** of social renters and **74%** of private renters stated housing costs were a burden, compared to **63%** of owners with a mortgage and **43%** of outright owners

 **77%** of 25-29 year olds, **70%** of the 35-39 age group and **73%** of 40-44 year olds stated housing costs were a burden


## Housing aspirations


 **56%** of private renters intended to move within five years, compared to **20%** of social renters, **17%** of owners with a mortgage and **8%** of outright owners


 **90%** of likely movers aspired to live in a house, **10%** to live in an apartment

 **10%** of private renters were unlikely to move because of the difficulty in finding a home for a single person

Top attributes desired in a next home:

-  **19%** Feeling safe in the home
- 17%** The number of bedrooms
- 13%** Having garden space

 **59%** of social renters expected to always rent, **62%** of private renters expected to buy a home

 **41%** would consider new locations not considered before the pandemic

# Executive Summary

## Background

This report presents the findings of the quantitative survey and qualitative focus groups conducted as part of the fourth wave of the National Study of Housing Experiences, Attitudes and Aspirations in Ireland. The National Study commenced its first wave in 2018, the second wave was conducted in 2019 and the third took place during pandemic restrictions in 2020. The fourth wave in 2023 continued the series aim to measure householders' satisfaction levels with their homes and neighbourhoods, and to investigate their aspirations for future housing.

The overall objective of the research is to provide a comprehensive housing study to better understand householders' housing situations and aspirations, and to inform policy makers of trends in residential satisfaction over time.

## Research Approach

The survey used a quantitative cross-sectional design, achieving a nationally representative sample of 1,212 householders aged 18 and over. The study design used a multi-stage quota-controlled sampling approach, applying quotas for age, sex and socioeconomic group. The qualitative element of the study used a focus group approach, employing purposive sampling to recruit a further 47 participants. Seven in-person focus groups with owners and renters were conducted in Cork, Athlone and Dublin.

## Key Findings of the Survey

### Overall, householders in the survey expressed high levels of satisfaction with their homes.

Some 89% were satisfied or very satisfied with their homes. Owners in particular reported very high levels of satisfaction (93%), compared with renters (82%). However, some householders experienced problems with their homes. Keeping their home warm presented a problem for one-quarter of householders, with one-fifth each reporting the cost of upkeep and carrying out maintenance themselves to be difficulties they faced.

### Renters reported higher levels of problems on every aspect of their dwelling compared to owners.

Difficulties with keeping the home warm was a problem for 34% of renters compared to 17% of owners. Renters reported other problems including damp or leaks in walls or the roof (22%), rot in windows, doors or floors (16%), noise from road traffic (20%) and noise from neighbouring homes (14%). Shortage of space was a difficulty for 26% of renters compared to 12% of owners.

### Energy efficiency measures are being made by more homeowners than not.

More than half of homeowners (52%) had already, or planned to, undertake energy efficiency measures in their home (52%). Attic and wall insulation were the top two interventions made.

### The pandemic lastingly impacted space utilisation by some householders of their homes.

Almost half of Dublin householders in employment worked from home post-pandemic (48%), with 91% overall having a suitable workspace at home. For 7% of householders, changes they had made to their properties in response to the experience of the pandemic had been retained.

### Householders reported higher levels of satisfaction with their neighbourhoods than with their homes.

Overall, 92% of householders were satisfied with their neighbourhood, with a lower proportion satisfied with their home (89%). Nearly five times as many householders believed their neighbourhood to be changing for the better (44%) than believed it to be changing for the worse (9%). 64% would recommend their neighbourhood to friends looking for a place to live and 62% believed their neighbourhood was a good place to raise children.

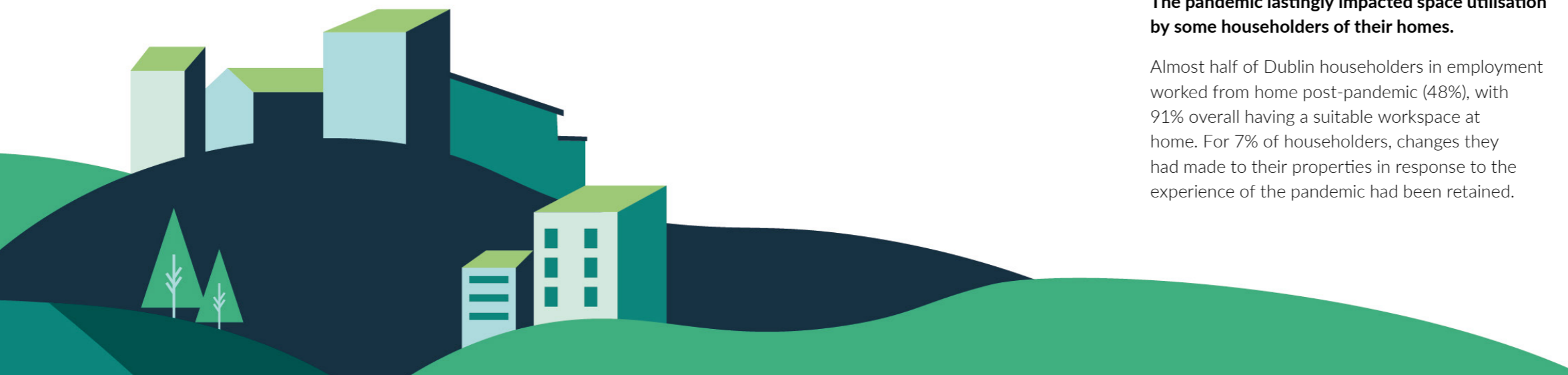
Householders rated their neighbourhoods higher on intangible aspects such as calmness and quality, than for tangible ones including the accessibility of services and amenities. Nine-tenths positively rated living in their home, the quality of their neighbourhood and feeling safe in their neighbourhood. Four-fifths rated access to amenities such as schools, shops, parks and public services positively. In contrast, public transport was rated as poor by one-quarter of householders, the most negatively rated of all the neighbourhood attributes.

### Most householders did not have childhood ties to the neighbourhood in which they were living.

Only one-third (35%) of householders had grown up in their current neighbourhood but ties to neighbourhoods because of family were more prevalent, with 61% of householders having family living close by.

### Overall, owners' experience of homeownership was more positive than renters' experience of renting.

Owners rated their experience of homeownership as highly positive, 91% reported their experience of homeownership was positive or very positive. Overall, owners' experience of homeownership was more positive than renters' experience of renting: 59% of renters reported their experience of renting at this level. Private renters were more likely to view renting as a temporary tenure status for them than were social renters.



**Owners with a mortgage reported more financial sacrifice to buy their home than did outright owners.**

Some 70% of owners with a mortgage had experienced financial sacrifice in buying their current home, compared to 47% of outright owners.

**Two-thirds of householders in the survey had last moved residence more than six years previously, with one-third moving within the previous five years.**

Private renters were more likely to have moved recently than owners and social renters. Two-thirds of private renters had moved within the previous five years, compared with two-fifths of social renters and one-third of owners with a mortgage.

**Householders' reasons for their last move included changing family circumstances.**

Family circumstances included rearing children, forming a new household with a partner, or conversely, breaking up with a partner, moving closer to family living nearby or to rightsize after raising children.

**Private renters experienced the highest level of difficulty in their last move.**

Renters and owners with a mortgage found their last move more difficult than had outright owners. Reasons for finding the move difficult concentrated around housing supply: three-fifths reported high demand for properties, two-fifths each reported that housing costs were prohibitive and that there was a lack of available housing in the area in which they wished to live.

**Nearly one-fifth of householders reported finding it difficult on their present income, two-fifths had difficulty paying monthly household bills and three-fifths experienced the running costs for their home as a burden.**

Renters reported higher levels of difficulty in meeting their household costs across a range of measures than did owners. 31% of social renters and 28% of private renters experienced difficulty paying their monthly rent, compared to 10% of owners with a mortgage who had difficulty in paying their monthly mortgage.

**Social renters experienced the highest levels of financial distress, compared to private renters and owners, in meeting their household costs across three measures.**

Over two-fifths (41%) of social renters found it difficult on their present income, 68% had difficulty paying monthly household bills and 78% reported housing costs were a burden.

**Three-fifths of householders in the sample did not intend to move in the next five years.**

The top two reasons householders gave for remaining in place were that they were happy in their current home (76%) and they viewed their current home as their forever home (35%).

**More owners thought they would not move in the next five years compared to renters.**

Some 87% of outright owners and 70% of owners with a mortgage stated they were unlikely to move, compared with 55% of social renters and only 20% of private renters. 10% of private renters identified the difficulty of finding a home for a single person as the reason they were unlikely to move.

**Two-fifths of householders intended to move within the next five years.**

While over one-third (36%) of private renters intended to change tenure status to owner occupier with their next move.

**Over four-fifths of householders who intended to purchase their next home expected to experience financial sacrifice to do so (84%).**

Intending purchasers are heavily dependent on banks and building societies in order to achieve their goal of buying a property, with 73% planning to part or fully fund the purchase by taking out a mortgage. Only one in seven planned to fund the purchase entirely from their own resources, while one tenth would rely on a local authority or government scheme (9%) to help fund the purchase. Younger age groups were more reliant on securing a mortgage to fund the purchase of a home than were older age groups.

**Most intending movers would prefer to live in a house, preferred by nine-tenths of likely movers, with only 10% preferring an apartment as their next home.**

Attributes concerned with increased space in a future dwelling ranked highly when considering desirable features of a next home, including the number of bedrooms (42%), a large living space (28%), having a larger kitchen (22%) and good storage space (19%).

**Affordability of the area or dwelling was the top attribute in choosing a neighbourhood to live in.**

This is consonant with the finding that affordability of housing is an issue for householders. Having family close by and proximity of schools also ranked highly in choosing a neighbourhood, as did health services, shops and public transport. When looking at any mention in ranking attributes of a future neighbourhood, feeling safe in the home (45%) and an easy commute to work or education (28%) were the highest ranking attributes.

The experience of the covid pandemic changed where two-fifths of likely movers would consider living. Of those who would consider a location new to them, more householders would consider a move to an urban area rather than to a rural area.



# Chapter 1

## Overview of the Study

### 1.1 Introduction

This report presents the findings of the quantitative survey and the qualitative focus groups conducted as part of the fourth wave of the National Study of Housing Experiences, Attitudes and Aspirations in Ireland. The National Study commenced its first wave in 2018, the second wave was conducted in 2019 and the third took place during pandemic restrictions in 2020. The fourth wave in 2023 continued the series aim to measure householders' satisfaction levels with their homes and neighbourhoods, and to investigate their aspirations for future housing. The aim of the research is to better understand current housing experiences and aspirations of householders in Ireland, and how different factors impact these. The report presents this view using residential satisfaction, a conceptual framework which includes:

- satisfaction with the home and neighbourhood
- housing affordability
- community and social cohesion
- life in general

### 1.2 Rationale

The overall objective of this research is to provide a comprehensive housing study to better understand householders' housing situations and aspirations, and to inform policy makers of trends in residential satisfaction over time.

### 1.3 Research Objectives

Specific research objectives are to:

1. Provide data on trends in residential satisfaction over time
2. Provide information on housing costs, affordability, housing quality, barriers to different tenures, location and residential features
3. Provide information that will inform national and regional housing policy
4. Track housing expectations and aspirations over time
5. Collect information to help assess future housing requirements

### 1.4 Report Structure

The report summarises the findings of the quantitative survey and the qualitative focus groups conducted as part of the 2023 wave of the National Study. Chapter 1 provides an overview of the report, while the research methodology is described in Chapter 2. The report continues with reporting the survey findings in Chapter 3. A brief comparison of some measures from the 2018 and 2023 waves follows in Chapter 4. Next, Chapter 5 reports findings from the qualitative focus groups. The report concludes with Chapter 6, which lists publications in the National Study series and anticipates future reports.



# Chapter 2

## Research Methodology

### 2.1 Introduction

This research was conducted using a cross-sectional design comprising a quantitative nationally representative survey of 1,212 householders in Ireland and qualitative focus groups with a further 47 householders. In 2023, The Housing Agency appointed Behaviours and Attitudes (B&A) to undertake the survey and focus groups.

### 2.2 Survey

The study used a quantitative cross-sectional design, achieving a nationally representative sample of 1,212 householders aged 18 and over. The study design used a multi-stage quota-controlled sampling approach, applying quotas for age, sex and socioeconomic group. The 2023 study reverted to a multi-stage sampling approach and face-to-face interviews conducted in householders' homes, as used in the first and second waves.

#### 2.2.1 Sampling Approach

The study used a multi-stage quota-controlled sampling approach, which ensured that adequate counts and proportions were achieved in fieldwork for age, sex, socioeconomic group, region, tenure type and dwelling type.

#### Sampling Stage I: geographical stratification of sample proportionate to population profile

The sample was first stratified by a total of 17 broad regions within the four standard areas of Dublin, Rest of Leinster, Munster and Connacht / Ulster. This ensured a representative territorial spread of primary sampling units across the country. Within each cell of this matrix, the appropriate number of primary sampling units (that is, electoral divisions) was chosen using probability sampling procedures (proportionate to size of population). A total of 150 primary sampling units were selected.

#### Sampling Stage II: selection of randomly generated addresses

To ensure the sampling process was free from bias, a randomly selected starting address was drawn from the GeoDirectory (the official register of household addresses in Ireland) within each sampling unit. Each interviewer began an assignment of interviews starting from this address.

For each chosen address, interviewers followed a simplified random route procedure, calling at every nth house / apartment to complete an interview, until quotas were filled. Only one interview was conducted per household.

#### 2.2.2 Sample Achieved

A nationally representative sample of 1,212 householders aged 18 and over was achieved. This equates to a margin of error of +/-2.81%-points at a 95% confidence level.



### 2.2.3 Design of the Survey Instrument

The 2023 survey instrument was developed based on the 2018 questionnaire and the question bank compiled from previous waves of the national study series. The questionnaire was organised into eight modules covering housing classification, the dwelling, neighbourhood, tenure, housing journey, housing future and aspirations, quality of life and sociodemographic variables.

Questions from previous years were repeated in the 2023 study to ensure continuity with earlier waves. Questions about dwelling or neighbourhood issues, features or attributes were expanded to include additional response options for accessibility, working from home and broadband / internet access. New questions about energy efficiency, space repurposing as a consequence of the covid-19 pandemic restrictions, quality of life and household composition were introduced in the 2023 study. Questions about immediate covid impacts asked in the 2020 wave were not repeated. The revised and updated questionnaire was reviewed for topic coverage, question phrasing, question format, routing<sup>1</sup> and sequencing.

Before fieldwork commenced, pilot testing was conducted with 40 participants to identify issues that could negatively impact fieldwork and data quality, including how user-friendly the questionnaire was, that question wording and format were understandable, and that the question routing worked as designed. As a result of testing, minor amendments were made to a small number of questions and routing. Testing established that the survey took approximately 40 minutes to complete. Pilot testing data was excluded from the final survey dataset. The revised and updated questionnaire was scripted for computer-assisted personal interviewing (CAPI).

### 2.2.4 Data Collection

Fieldwork took place over eight weeks from 28th April to 26th June 2023. The 2023 study reverted to face-to-face interviews using CAPI conducted in householders' homes, as used in the 2018 and 2019 waves. For the 2020 wave, the survey had used an online questionnaire, necessitated by pandemic restrictions in place at the time of fieldwork.

### 2.2.5 Weighting

The dataset of 1,212 respondents was weighted to match the 2022 CSO Census on age, sex and socioeconomic group to ensure a nationally representative survey of the population in Ireland, aged 18 years or older. A soft quota on local authority tenure was applied and monitored during fieldwork, based on agreed levels between The Housing Agency and B&A, and was weighted in line with the Census 2022 housing module, released in August 2023. A soft quota for the dwelling type of apartments was also implemented during fieldwork.

### 2.2.6 Data Analysis

Descriptive univariate statistical analysis was performed using IBM SPSS 28.0.1.1 and Microsoft Excel, using frequencies and percentages for categorical variables and means for continuous scale variables. Householders supported by the Housing Assistance Payment (HAP) or under the Rental Accommodation Scheme (RAS) in private rented accommodation are included in the social renter classification for the analysis. Some findings by tenure type exclude those living rent free (n = 94), so that analysis is reported for 418 renters and 700 owners, totalling 1,118 householders. Those who live rent free are included in analysis for the main sample by region, urban / rural classification and by age. *See Table 2.1 and Appendix 5.*

Table 2.1: Sample Profile

	%	n = 1,212
<b>Age group<sup>2</sup></b>		
18-24	12%	139
25-34	16%	194
35-44	20%	247
45-54	18%	218
55-64	15%	178
65-74	12%	139
75+	8%	97
<b>Sex</b>		
Male	49%	594
Female	51%	618
<b>Region</b>		
Dublin	29%	352
Leinster (exc. Dublin)	26%	322
Munster	27%	326
Connacht / Ulster	18%	212
<b>Urban/rural classification</b>		
Urban	66%	800
Rural	34%	412
<b>Tenure type</b>		
Total renters	35%	418
Private renters	21%	253
Social renters	14%	165
(includes renters in a private rented property receiving housing support from a local authority)	(4%)	(55)
Total owners	57%	700
Outright owners	31%	380
Owners with mortgage	26%	320
Live rent free	8%	94

1 Routing directs the participant through the survey based on the answers given.

2 Age category percentages sum to 101% due to rounding



	%	n = 1,212
<b>Employment status</b>		
Full-time employed	43%	521
Part-time employed	8%	97
Self-employed or working family business	4%	49
Unemployed in receipt of social or community welfare benefit	6%	76
Third level education (inc vocational training or retraining)	5%	59
Unable to work – sickness or disability	3%	42
Retired	21%	250
Looking after family home	9%	104
Prefer not to say	1%	14
<b>Marital status</b>		
Married/in civil partnership	53%	644
Single (never married/in civil partnership)	31%	381
Divorced	3%	32
Widowed	7%	88
Separated	5%	55
Prefer not to say	1%	12
<b>Socioeconomic group<sup>3</sup></b>		
AB	12%	145
C1	34%	412
C2	19%	237
DE	29%	345
F	6%	73
<b>Country of birth</b>		
Ireland	87%	1057
Outside of Ireland	13%	155

## 2.3 Focus Groups

The qualitative element of the 2023 study used a focus group approach. It employed purposive sampling, focus group interviews and inductive thematic analysis.

### 2.3.1 Research Aim

The aim of the qualitative research was to explore the householders' experiences of and perspectives about their housing situations, their neighbourhoods and their housing aspirations. The qualitative study comprised a sample of 47 participants.

### 2.3.2 Sampling and Recruitment

The study aimed to interview a range of householders by life stage and household composition, seeking to explore a broad range of experiences and perspectives. A purposive sampling approach was used to select householders for recruitment to the study. The sampling procedure was devised to recruit participants who were personally responsible for the financial aspects of their homes, including mortgage or rent payment. B&A recruited 47 participants in total who completed a screening questionnaire to ensure they met the inclusion criteria for the study, which included tenure, age group, social class, location and household type. The focus group participants did not participate in the quantitative survey and were not involved in housing in a professional capacity.

### 2.3.3 Topic Guide

The purpose of the focus groups was to explore themes aligned with the survey element of the National Study. A topic guide was organised by themes including housing situation, neighbourhood, affordability, fit of dwelling with household needs and housing aspirations.

### 2.3.4 Data Collection

Seven in-person focus groups were conducted from 31st July to 10th August 2023, each lasting 90 minutes.

Six to eight participants were interviewed in six of the groups, with one group consisting of four participants. Focus groups were held in three locations: two in Athlone, two in Cork and three in Dublin. They were structured by life and household stage, age, housing tenure and social class. *See Table 5.1.*

### 2.3.5 Data Analysis

Each focus group was recorded and the interviews were transcribed. The resulting transcripts were coded using the principles of thematic analysis. Coding organised the text data to provide evidence and allow conclusions to be drawn. Three stages of coding were conducted, the transcripts were initially coded by emergent concepts of interest informed by the research questions. The resulting coding framework was reviewed, expanded or refined, and organised into a hierarchy. Segments coded under each branch of the hierarchy were reviewed in the second round. In the third round, each transcript was reviewed and underwent a checking and refining of codes process. Analysis was performed using MAXQDA Analytics Pro 24.0.0.

## 2.4 Ethical Considerations

The National Study 2023 was conducted in line with good practice in research ethics. Participants in both the survey and the focus groups were provided with a participant information leaflet (PIL) before taking part in the study, which outlined its purpose, what was involved in taking part and how their data would be stored and processed if they agreed to participate. They were given time to read the PIL and ask the researcher any questions about the study. Each participant completed a consent form confirming their understanding of the research purpose, giving informed consent to participate in the study, permission for their data to be collected and processed, and for anonymised aggregated data to be deposited with the Irish Social Science Data Archive or the Irish Qualitative Data Archive as appropriate.

# Chapter 3 Survey Findings

This chapter presents the findings from the nationally representative survey grouped under seven themes. It begins with housing satisfaction and the dwelling, and continues with neighbourhood satisfaction. It then presents results for housing experiences, housing journey and affordability. Expectations and aspirations for future housing conclude the analysis.

## 3.1 Housing Satisfaction

This section presents findings about householders' satisfaction with their homes.

### 3.1.1 Housing Satisfaction

Some 89% of householders were 'satisfied' (37%) or 'very satisfied' (52%) with their home. Owners had high levels of satisfaction with their current home (93%), contrasting with a lower proportion of renters (82%). At the highest level of satisfaction, 63% of owners were 'very satisfied' compared to 32% of renters. In contrast, 9% of renters were 'dissatisfied' or 'very dissatisfied' with their home, compared with just over half that proportion for owners (5%). *See Figures 3.1 and 3.2.*

Figure 3.1: Housing satisfaction (n = 1,212)

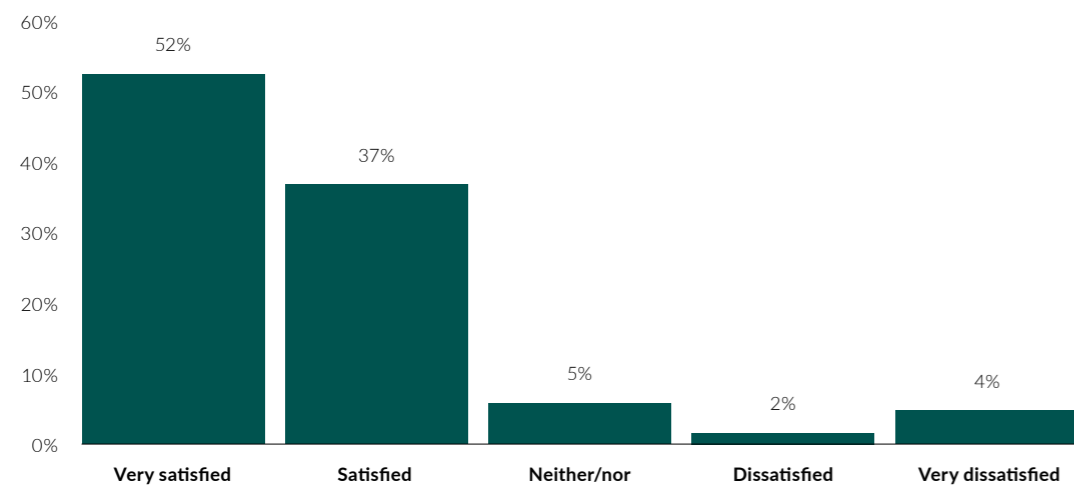
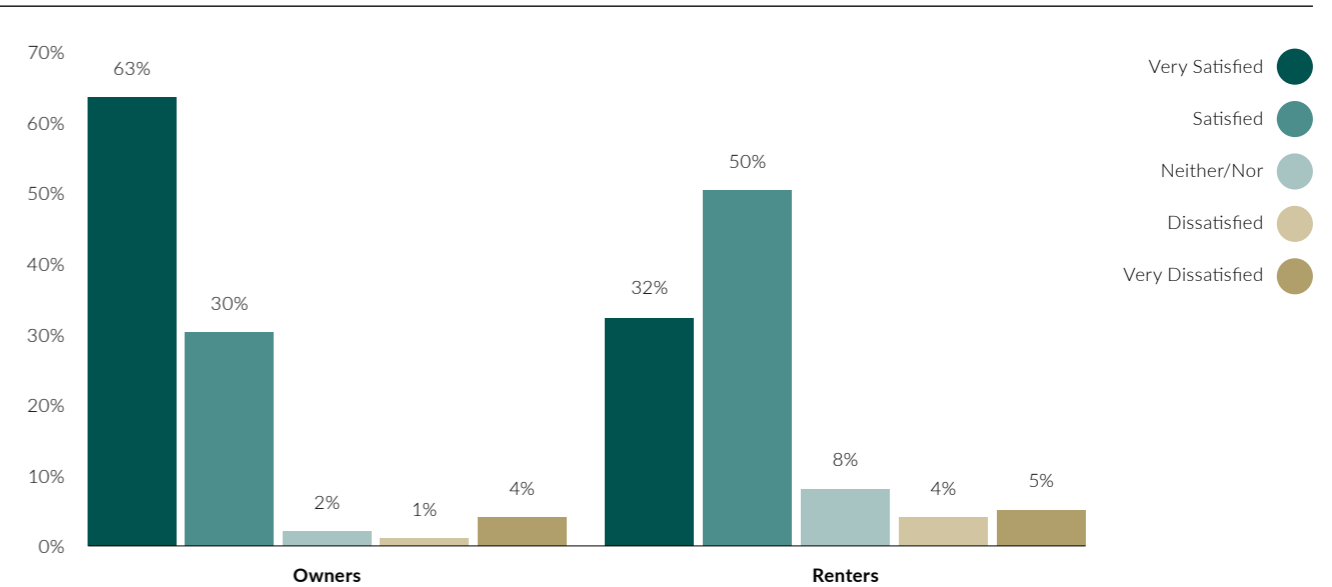


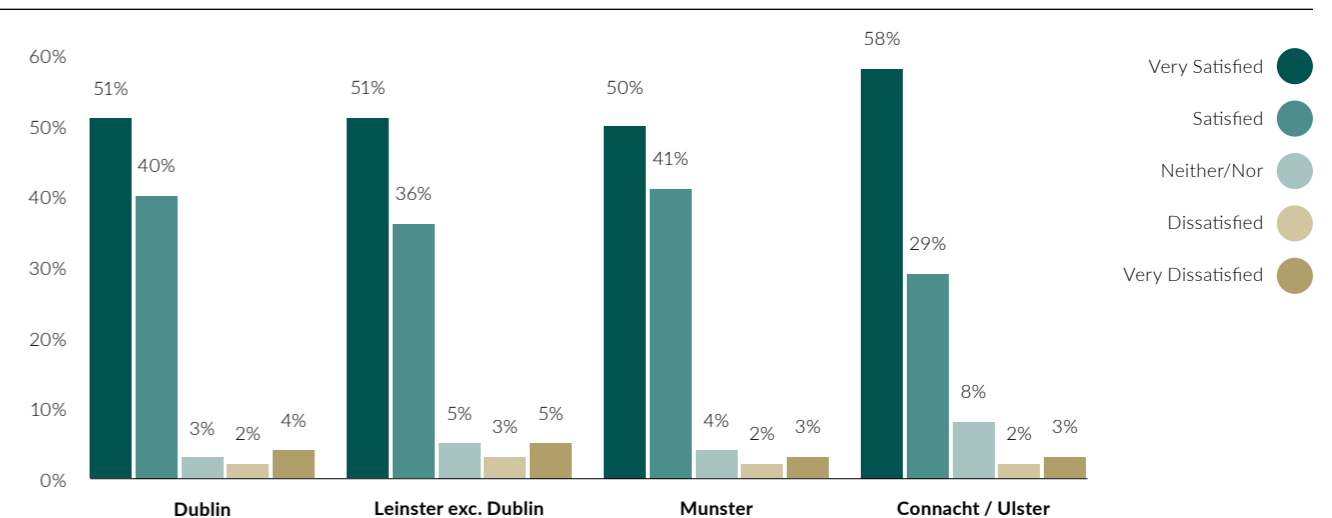
Figure 3.2: Housing satisfaction by tenure (n = 1,118<sup>4</sup>)



There were differences in housing satisfaction by region. Householders in Connacht / Ulster expressed the highest level of satisfaction, with 58% 'very satisfied' with their home compared to 51% of householders in Dublin and in Leinster (excluding Dublin), and 50% in Munster.

In contrast, Leinster (excluding Dublin) had the highest proportion of householders of the four regions 'dissatisfied'/'very dissatisfied' with their homes (8%). *See Figure 3.3.*

Figure 3.3: Housing satisfaction by region (n = 1,212)

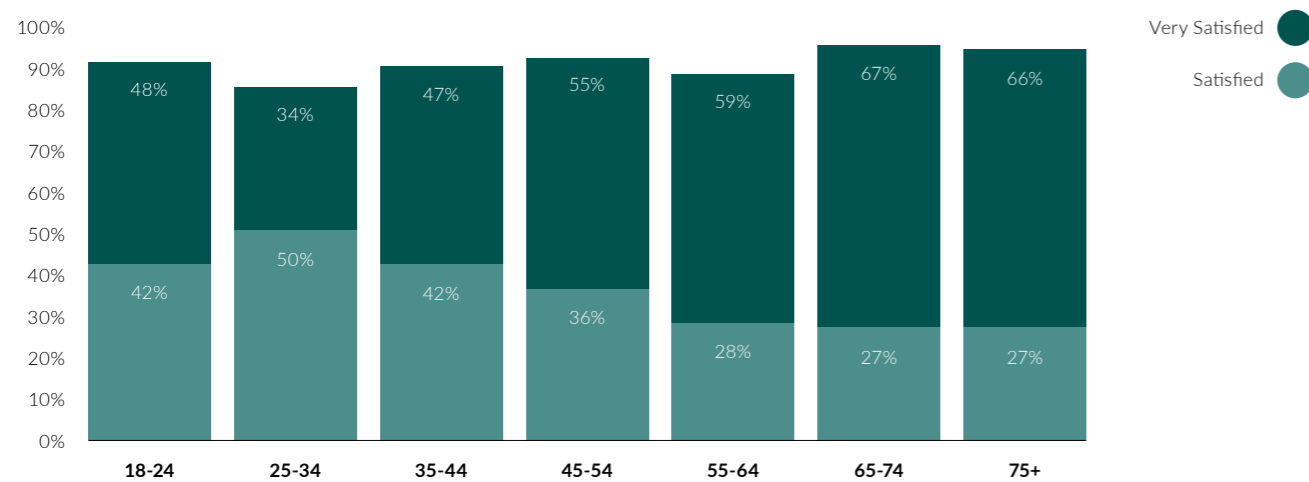


<sup>4</sup> Analysis excludes those who live rent free.

When considered by age, the proportion who were 'satisfied'/'very satisfied' with their home ranged from 84% of those aged 25-34, to 94% for the 65-74 age group and 93% for those aged 75 and over. Those aged 25-34 also had the lowest proportion of householders who were 'very satisfied' with their homes (34%), compared to any other age group; 10% were neither satisfied nor dissatisfied with their home,

the highest proportion of any age group, double that for those aged 35-44 and 55-64 (5%) and ten times the proportion for those aged 75-plus. However, similar levels of dissatisfaction were reported across all age groups, ranging from 5% of those aged 65 and older, and peaking with 7% for those aged 55-64. *See Figure 3.4 and Appendix 4, Table A4.3.*

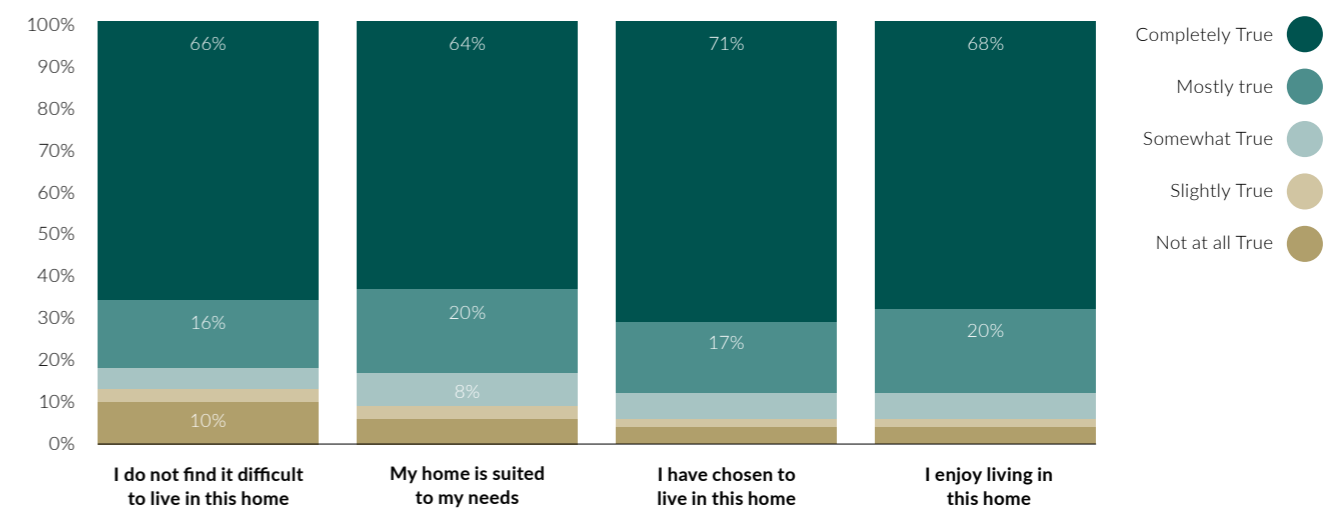
**Figure 3.4: Housing satisfaction by age (% 'satisfied'/'very satisfied') (n = 1,212)**



The survey asked householders about their attitudes to living in their current homes in a series of statements. Householders reported positive attitudes: 82% reported that it was 'mostly true'/'completely true' that they did not find it difficult to live in their current home.

While 84% reported their home was suited to their needs, higher proportions reported they had chosen to live in their current home (88%) and reported they enjoyed living in their home (88%). *See Figure 3.5.*

**Figure 3.5: Housing satisfaction statements (n = 1,212)**



There were differences in householders' attitudes to their home by tenure, with higher proportions of outright owners and owners with a mortgage reporting high levels of satisfaction with their home than either private or social renters. Nearly three-quarters of both outright owners (74%) and of owners with a mortgage (72%) stated they did not find it difficult to live in their home compared to 52% of private renters and 54% of social renters. Higher proportions of owners stated their homes were suited to their needs than renters. Owners reported it was 'completely true' their homes were suited to their needs (72% of outright owners; 74% of owners with a mortgage), while fewer than half of both private renters (48%) and social renters (46%) reported it was 'completely true' that their homes were suited to their needs.

Social renters had the lowest proportion reporting they had chosen where they lived, with less than half agreeing it was 'completely true' they had chosen to live in their current home (48%). This compared with 59% of private renters, 82% of owners with a mortgage and 81% of outright owners. Enjoyment of living in their current home was highest for owners with a mortgage (79%), compared to 49% of social renters. *See Table 3.1.*



**Table 3.1: Housing satisfaction statements by tenure (n = 1,212)**

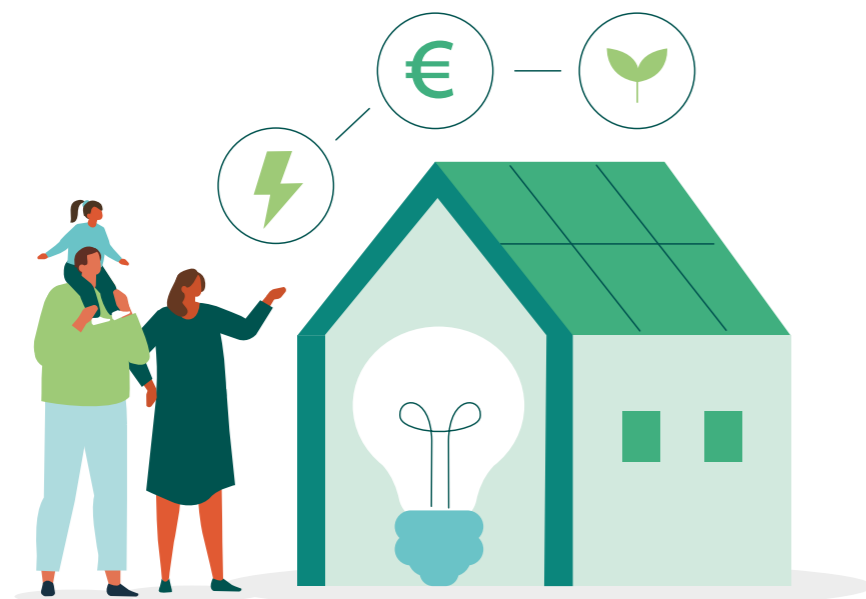
% Completely true	Total	Outright owners	Owners with mortgage	Private renters	Social renters	Live rent free
	n = 1,212	n = 380	n = 320	n = 253	n = 165	n = 94
I do not find it difficult to live in this home	66%	74%	72%	52%	54%	74%
My home is suited to my needs	64%	72%	74%	48%	46%	74%
I have chosen to live in this home	71%	81%	82%	59%	48%	67%
I enjoy living in this home	68%	78%	79%	52%	49%	72%

### 3.2 The Dwelling: Condition, Maintenance and Function

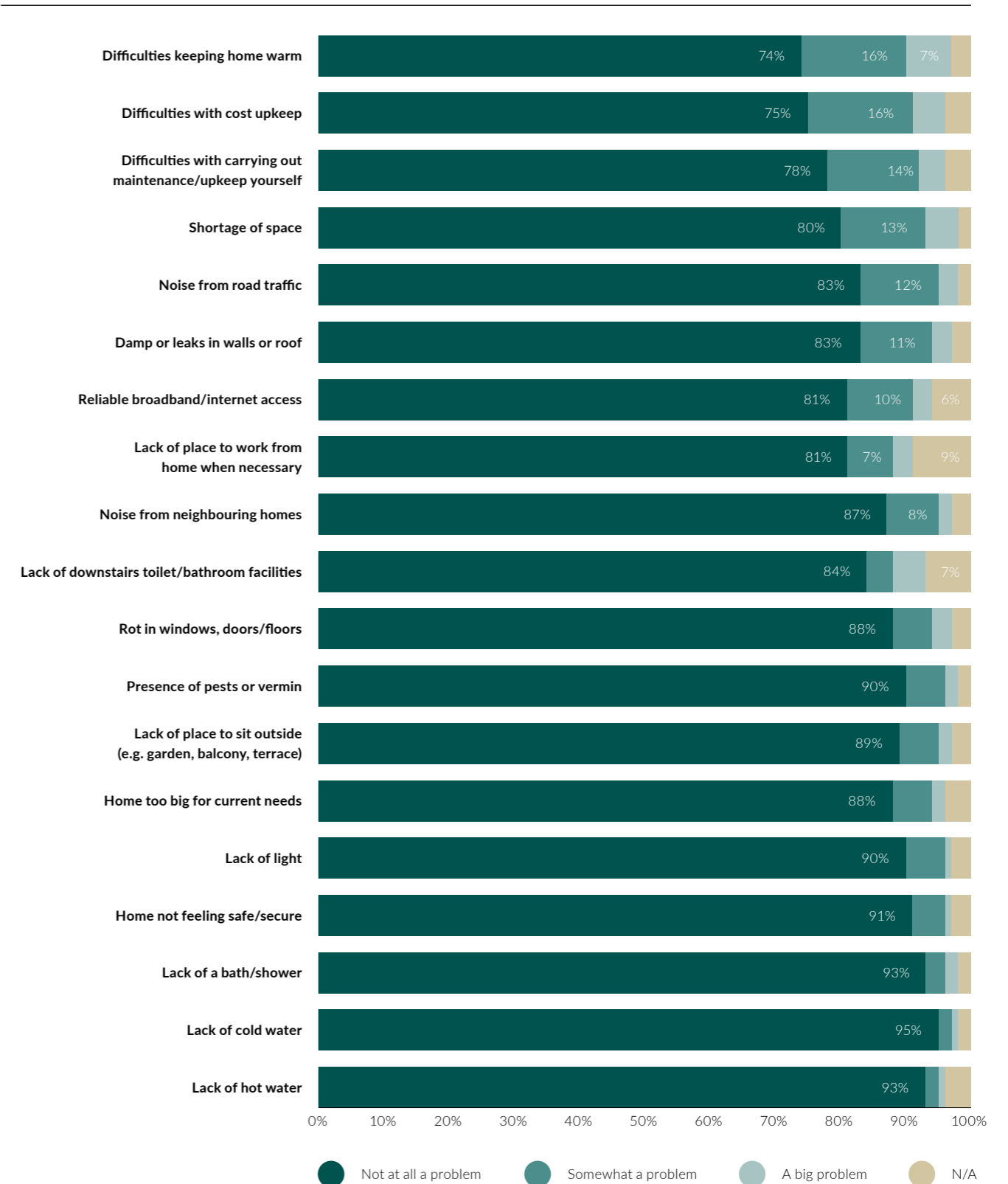
In this section, findings about the physical aspects of the dwelling are presented, including dwelling condition, energy efficiency measures undertaken by homeowners, upstairs access and changes to the home arising from the pandemic.

#### 3.2.1 Incidence of Problems with the Dwelling

The three biggest problems experienced by householders with their homes were 'difficulties keeping home warm' (23%), 'difficulties with cost of upkeep' (21%) and 'difficulties with carrying out maintenance / upkeep yourself' (18%). See Figure 3.6.



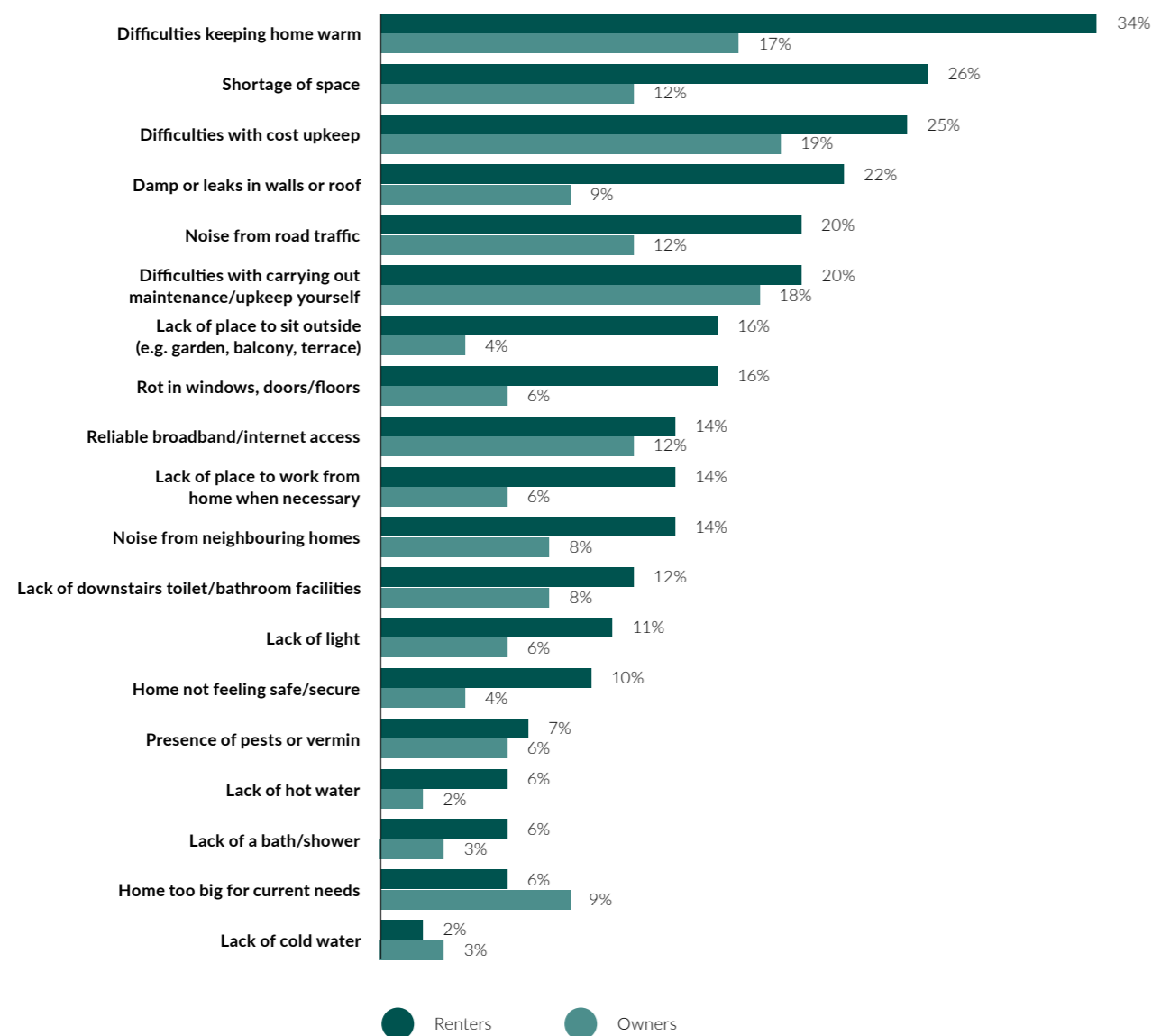
**Figure 3.6: Incidence of housing issues / problems (n = 1,212)**



Renters and owners differed in the level of problems they experienced with the dwelling, with renters reporting higher levels of problems compared to owners on every aspect except one: 'home being too big for current needs'. 'Difficulties keeping home warm' was 'somewhat' / 'a big problem' for 34% of renters compared to 17% of owners. More than a quarter (26%) of renters stated 'shortage of space' was a problem compared to just 12% of owners,

while 25% of renters had problems with the cost of upkeep of the dwelling compared to 19% of owners. Other problems reported by renters included 'damp or leaks in walls or roof' (22%), 'rot in windows, doors or floors' (16%), 'noise from road traffic' (20%) and 'noise from neighbouring homes' (14%). For owners, the top three problems they faced were 'difficulties with cost of upkeep' (19%), 'difficulties with carrying out maintenance / upkeep yourself' (18%) and 'difficulties keeping home warm' (17%). *See Figure 3.7.*

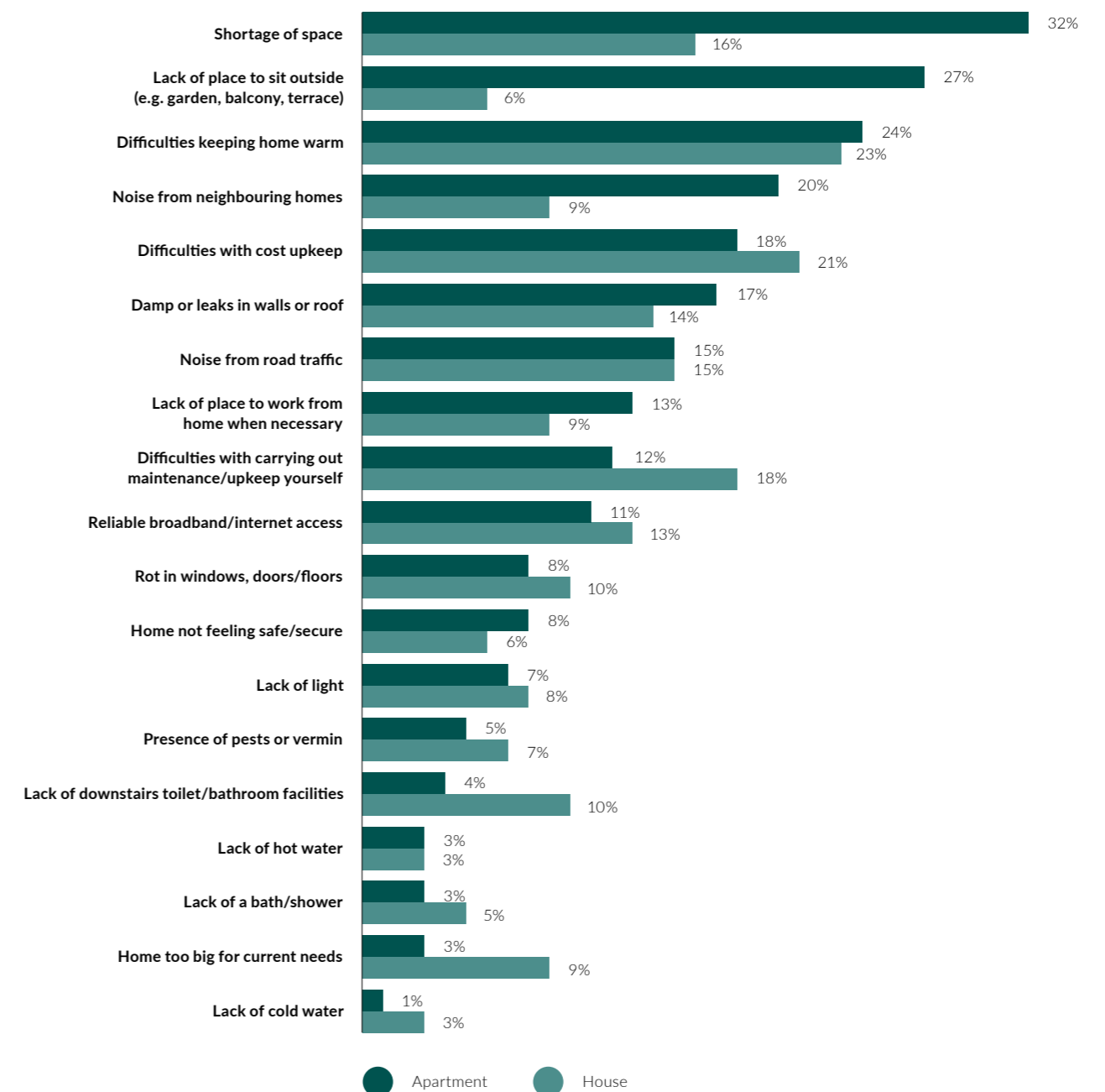
**Figure 3.7: Incidence of housing issues / problems by tenure (% 'somewhat' / 'a big problem') (n = 1,118)**



Differences emerged between apartment and house residents in the problems they experienced with their dwellings. Apartment residents identified 'shortage of space' (32%), 'lack of place to sit outside' (27%) and 'difficulties keeping home warm' (24%) as the top three problems affecting them in living in their apartment.

The top three problems identified by house residents were 'difficulties keeping home warm' (23%), 'difficulties with cost of upkeep' (21%) and 'difficulties with carrying out maintenance / upkeep yourself' (18%). *See Figure 3.8.*

**Figure 3.8: Incidence of issues / problems (% 'somewhat' / 'a big problem') by dwelling type (n = 1,212)**



### 3.2.2 Energy Efficiency

Owners were asked about energy efficiency measures they had undertaken in their homes. Two-fifths of owners reported they had undertaken energy upgrades (38%), with a further 14% planning upgrades within 12 months.

The two upgrades most frequently undertaken or planned were insulating the attic (49%) and installing wall insulation (44%). See Figures 3.9 and 3.10.

Figure 3.9: Owners' energy upgrade plans / status (n = 700)

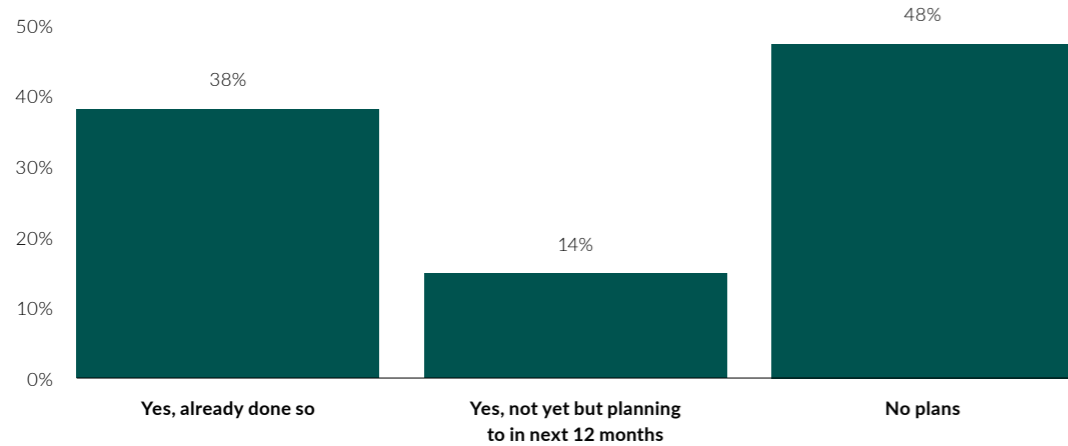
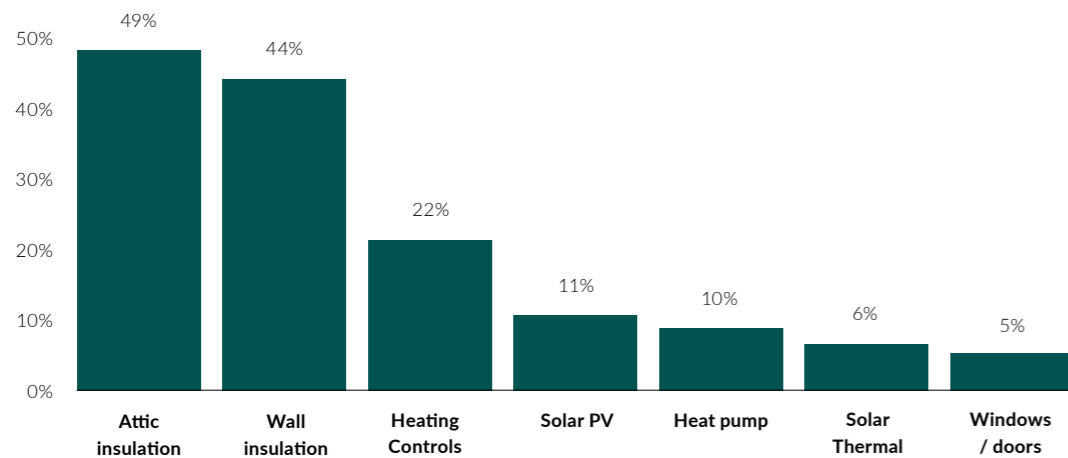


Figure 3.10: Energy upgrades completed or planned by owners (n = 700)<sup>5</sup>



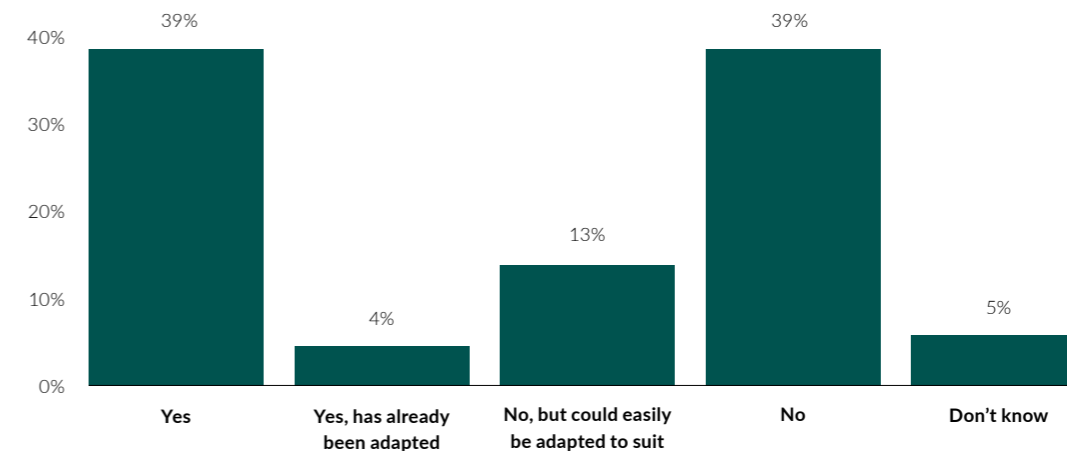
<sup>5</sup> Respondent could choose each upgrade that applied.

### 3.2.3 Upstairs Access

Of householders living in a house with two or more storeys, 43% stated their home was easy to move around for those with reduced mobility who could not go upstairs, including 4% who stated their home had already been adapted, while 13% reported that their home 'could easily be adapted to suit'.

However, two-fifths evaluated their home as not easy to move around for a person with reduced mobility who could not go upstairs (39%). See Figure 3.11.

Figure 3.11: Would this home be easy to move around? Accessibility of house (upstairs access, house with 2 or more storeys) (n = 832<sup>6</sup>)



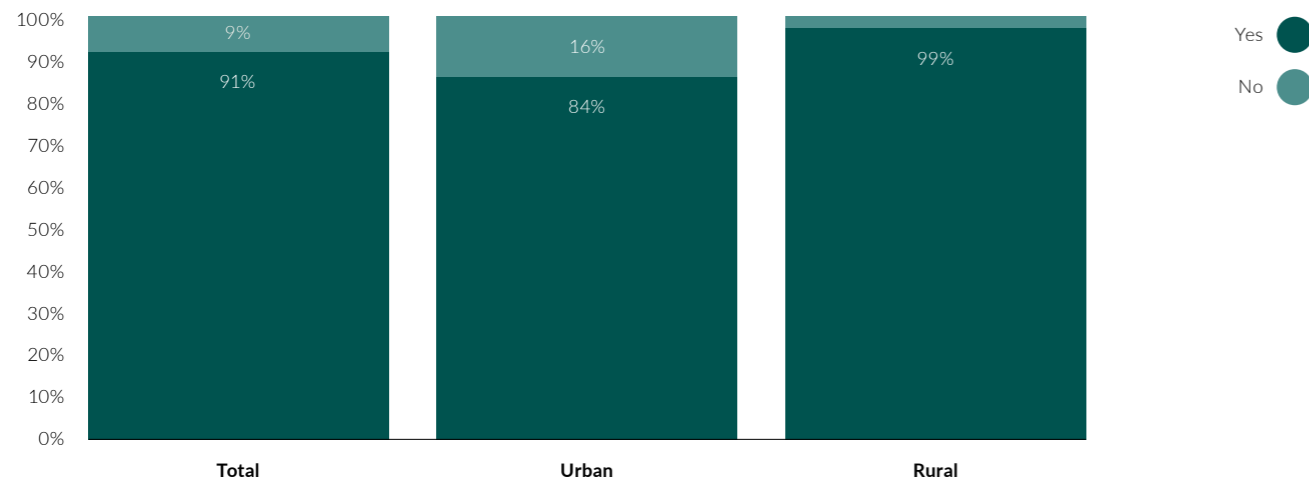
### 3.2.4 Working from Home

While 57% of respondents in employment at the time of the survey had not worked from home during the pandemic, over a third changed to working from home as a direct consequence of pandemic restrictions (36%), with a further 7% not working during the period. With the removal of pandemic restrictions, 15% had changed to working a blended pattern of home and office attendance, while 11% continued to fully work from home.

When considered by region, those living in Connacht / Ulster had the lowest proportion of all the regions of those who had worked from home due to the pandemic (20%), while Dublin had the highest, with nearly half of Dublin residents in employment (48%) working from home. Some 91% of those working from home had a suitable workspace in their home, with differences between urban and rural residents, 99% living in rural areas had a suitable workspace compared to 84% living in urban areas. See Figure 3.12 and Appendix 4, Table A4.5.

<sup>6</sup> Householders who live in a house with two or more storeys.

Figure 3.12: Suitable workspace to work from home (n = 217)



3.2.5 Changes to the Home Arising from the Pandemic

The pandemic did not result in lasting changes to space utilisation in the home for more than nine in ten respondents (91%).

However, 9% of householders had changed uses, layouts or purposes of their home as a direct consequence of the pandemic, of whom nearly four-fifths had retained the changes (77%). See Figures 3.13 and 3.14.

Figure 3.13: Changes made to the dwelling as a direct consequence of the pandemic (n = 1,212)

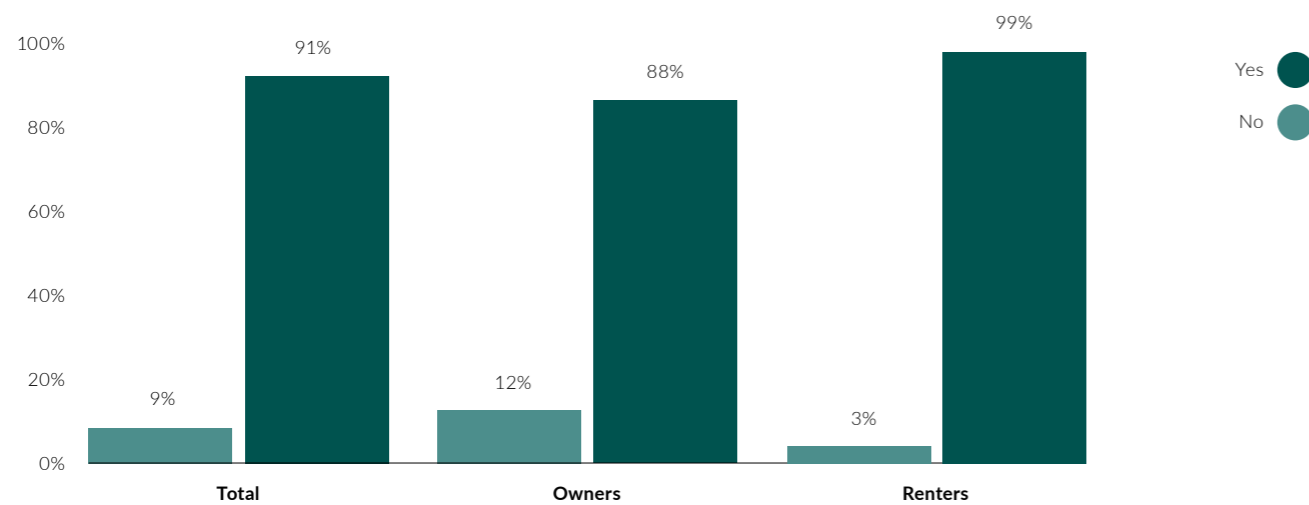
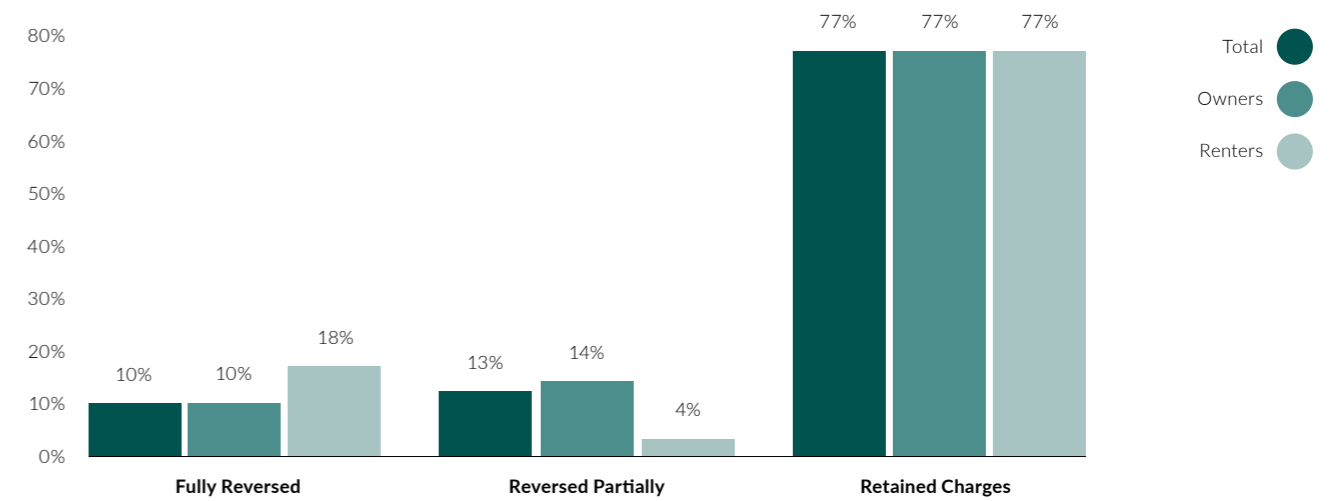


Figure 3.14: Reversal of changes made to the dwelling as a consequence of the pandemic (n = 104)<sup>7</sup>



3.3 Neighbourhood Satisfaction

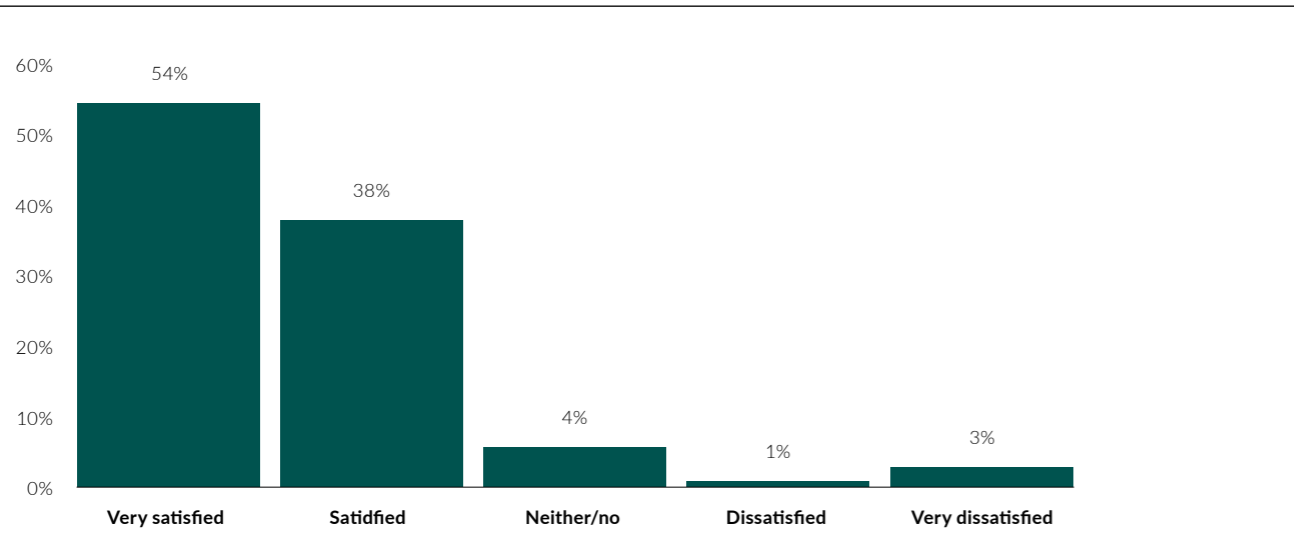
This section is concerned with householders' satisfaction with their neighbourhoods and how they rate the amenities and features of the area in which they live. It concludes with a brief consideration of neighbourhood ties.

3.3.1 Neighbourhood Satisfaction

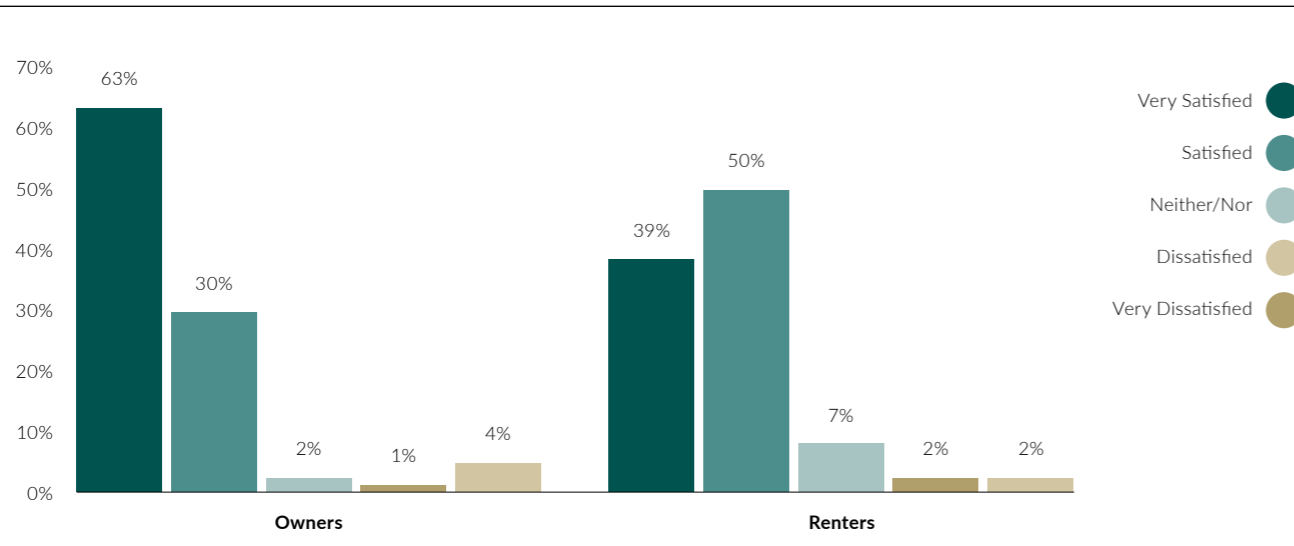
Satisfaction with the neighbourhood was high, with 92% of householders either 'satisfied' or 'very satisfied' with their neighbourhood. Conversely, just 4% were 'dissatisfied' / 'very dissatisfied', while the remaining 4% were neither satisfied nor dissatisfied. Neighbourhood satisfaction levels differed by tenure, with owners (93%) reporting higher levels of satisfaction than renters (89%). More than three times the proportion of renters (7%) reported they were neither satisfied nor dissatisfied with their neighbourhood, compared with owners (2%). See Figures 3.15 and 3.16.

<sup>7</sup> Category totals may not sum to 100% due to rounding.

**Figure 3.15: Neighbourhood satisfaction (n = 1,212)**



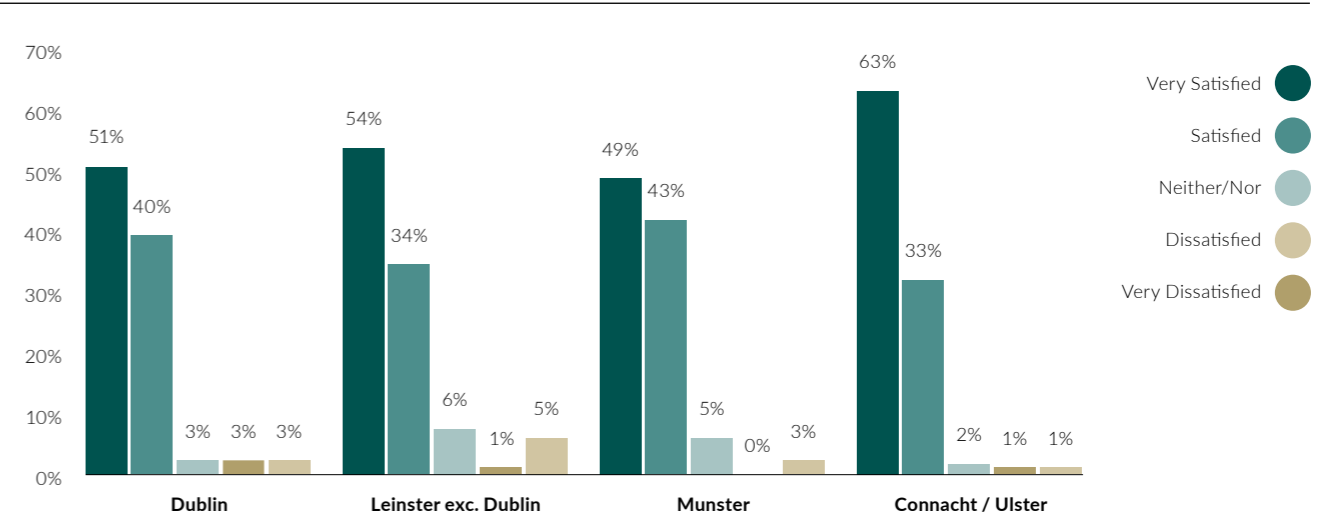
**Figure 3.16: Neighbourhood satisfaction by tenure (n = 1,118)**



When considering satisfaction with the neighbourhood by region, 96% of householders in Connacht / Ulster were 'satisfied' or 'very satisfied', while 92% in Munster, 91% in Dublin and 88% in Leinster (excluding Dublin) reported this level of satisfaction.

Connacht / Ulster households reported the highest proportion of the four regions who were 'very satisfied' with their neighbourhood (63%). See Figure 3.17.

**Figure 3.17: Neighbourhood satisfaction by region (n = 1,212)**

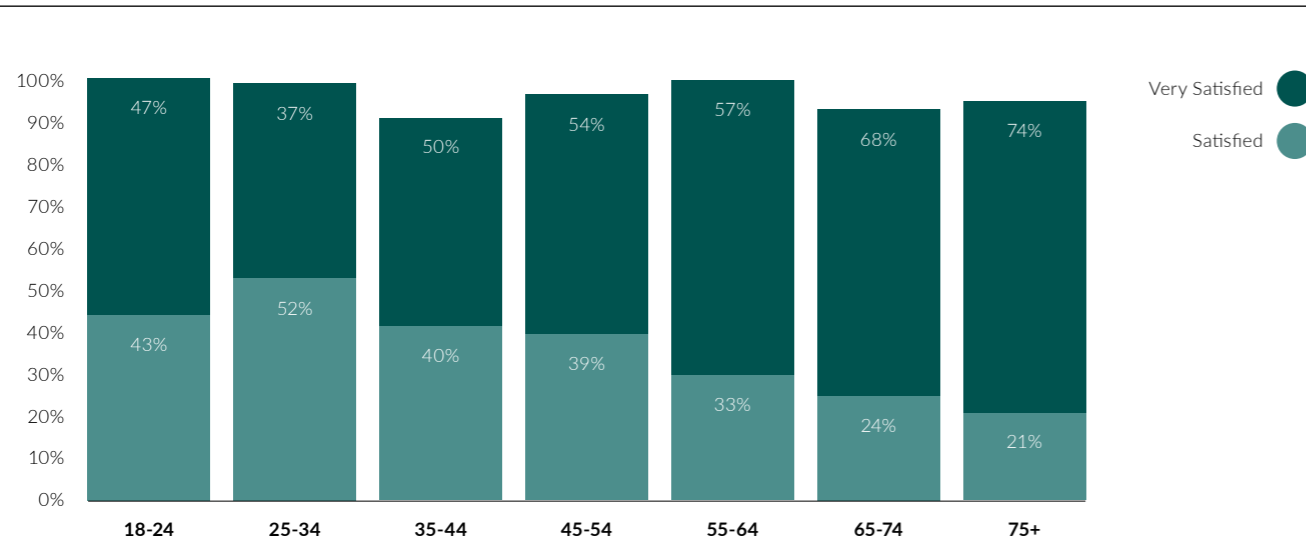


There were differences in neighbourhood satisfaction between age groups, 95% of those aged 75 and older were 'satisfied' or 'very satisfied' with their neighbourhood. This proportion was closely followed by those aged 45-54 (93%) and those aged 65-74 (92%), compared with 89% of the 25-34 age group.

In contrast, 8% of the 55-64 age group were 'dissatisfied' or 'very dissatisfied' with the neighbourhood, the highest level of dissatisfaction of all the age groups. See Figure 3.18 and Appendix 4, Table A4.8.

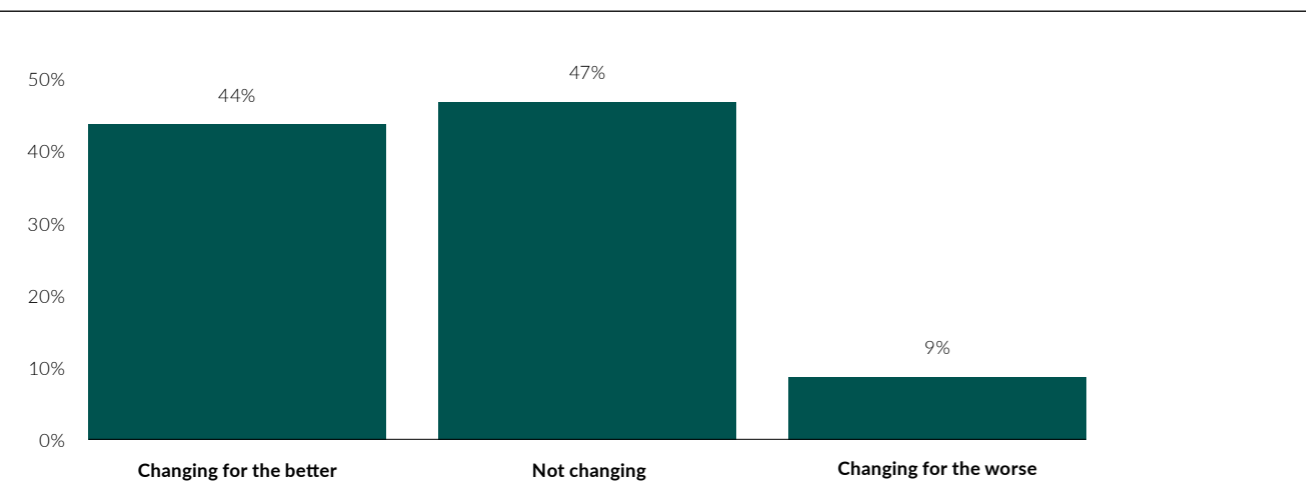


**Figure 3.18: Neighbourhood satisfaction by age (% 'satisfied'/'very satisfied') (n = 1,212)**



Householders were asked about how they perceived change to their neighbourhood. In response, 44% stated they believed their neighbourhood was 'changing for the better', while 9% believed it to be 'changing for the worse'. See Figure 3.19.

**Figure 3.19: Perceptions of neighbourhood changing (n = 1,212)**



Attitudes to the neighbourhood were investigated through a series of four statements. Almost two-thirds reported it was 'completely true' they would 'recommend [their] neighbourhood to friends looking for a place to live' (64%), while 62% believed their neighbourhood was a 'good place to raise children' and 60% stated they 'would like to stay [in the neighbourhood] long term'. Fewer than half stated it was 'completely true' it was important for them 'to live close to other family members' (48%), while for 44% it was 'slightly', 'somewhat' or 'mostly true' and for 8% it was 'not at all true'.

Differences emerged by tenure in perceptions of the attractiveness of the neighbourhood as a place to live, with owners more positive than renters in rating their neighbourhood in the four attitude statements. Less than a third of private renters (29%) stated it was 'completely true' they would like to stay in the neighbourhood long term, in contrast to four-fifths of outright owners (79%). This pattern was evident in the four statements, with private renters the most negative about their neighbourhood as a place to live, next were social renters, then owners with a mortgage and lastly, outright owners. See Tables 3.2 and Appendix 4, A4.9.

**Table 3.2: Attitude to neighbourhood (% completely true) by tenure (n = 1,212)**

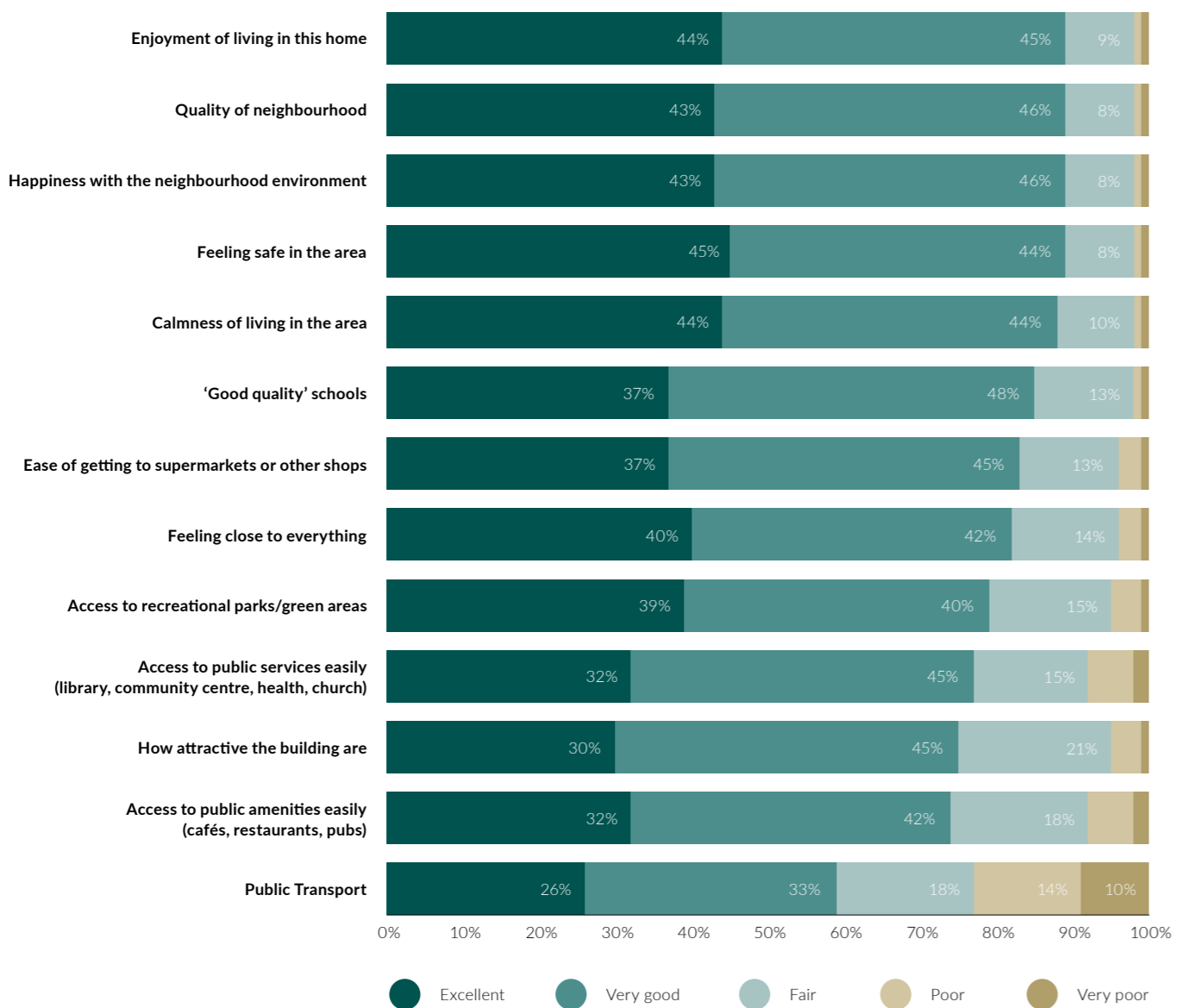
% Completely true	Total n = 1,212	Outright owners n = 379	Owners with a mortgage n = 320	Private renters n = 253	Social renters n = 165	Live rent free n = 94
I would like to stay here long-term	60%	79%	70%	29%	46%	44%
I would recommend this neighbourhood to friends looking for a place to live	64%	80%	73%	42%	45%	58%
My neighbourhood is a good place to raise children	62%	78%	72%	37%	46%	60%
It is important for me to live close to other family members	48%	61%	50%	26%	49%	50%

### 3.3.2 Neighbourhood Attributes and Amenities

Householders were asked to rate their neighbourhood's attributes and amenities. 'Living in their home', 'quality of [the] neighbourhood', 'happiness with the neighbourhood environment' and 'feeling safe in the area' were each rated by 89% of householders as 'very good' or 'excellent'.

Access to neighbourhood amenities was also rated positively by householders: 'good quality schools' (85%), supermarkets and shops (82%), 'recreational parks / green areas' (79%) and 'public services' (77%). However, a quarter of householders rated access to public transport as 'poor or 'very poor' (24%). See Figure 3.20 and Appendix 4, Table A4.10.

Figure 3.20: Assessment and perceptions of neighbourhood attributes (n = 1,212)

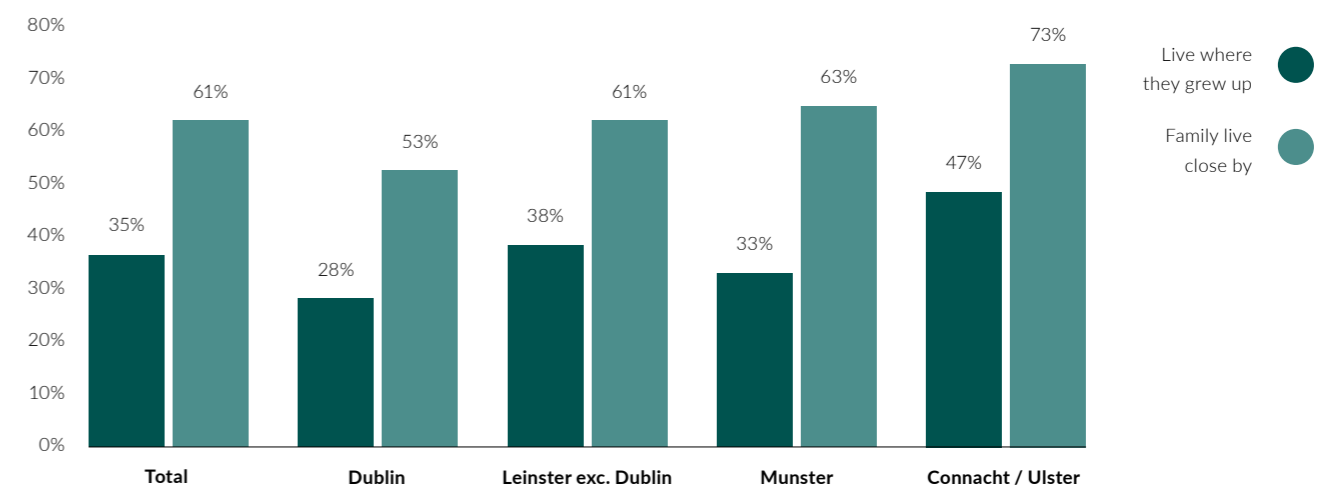


### 3.3.3 Neighbourhood Ties

Over one-third of householders lived in the area where they had grown up (35%), with differences by tenure not apparent, owners (34%) and renters (30%) reported similar proportions. In contrast, when considered by region, nearly half of Connacht / Ulster householders (47%) lived in the area they had grown up, compared to less than three-tenths of Dublin householders (28%).

A different pattern was evident for living close to family, higher proportions of all householders had family living close by at 61%, than lived near where they grew up. There were differences by tenure, with 65% of owners having family nearby, compared to 51% of renters. There were also differences by region, with Connacht / Ulster again having the highest proportion of householders reporting that family lived nearby (73%). See Figure 3.21 and Appendix 4, Tables A4.11 and A4.12.

Figure 3.21: Incidence of those living where they grew up / living near family by region (n = 1,212)



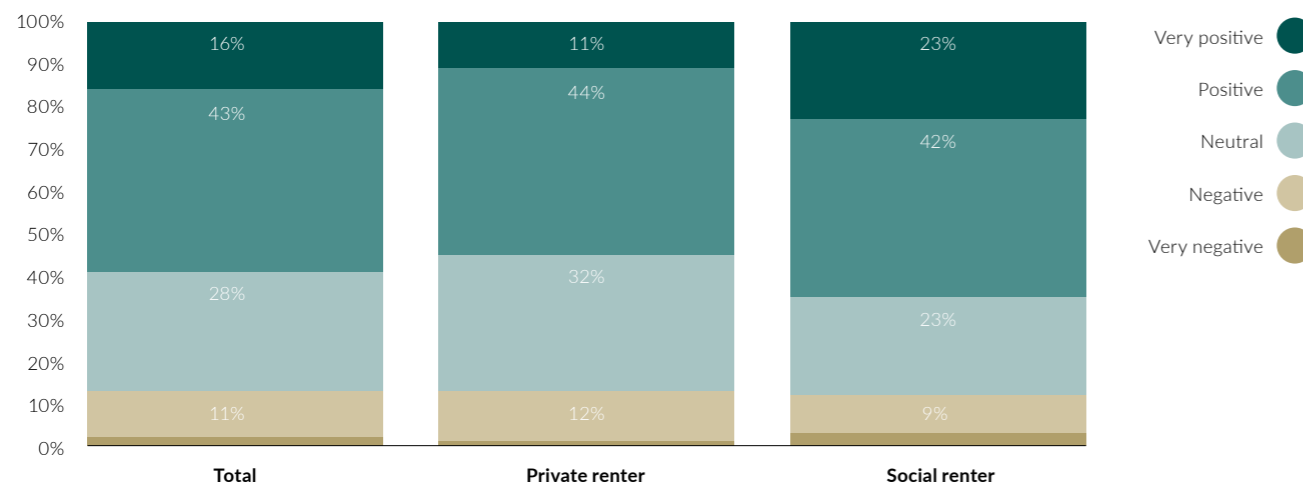
### 3.4 Housing Experiences

This section reports householders' housing experiences by tenure. First, renters' experiences are explored, followed by owners'.

#### 3.4.1 Renters' Experiences

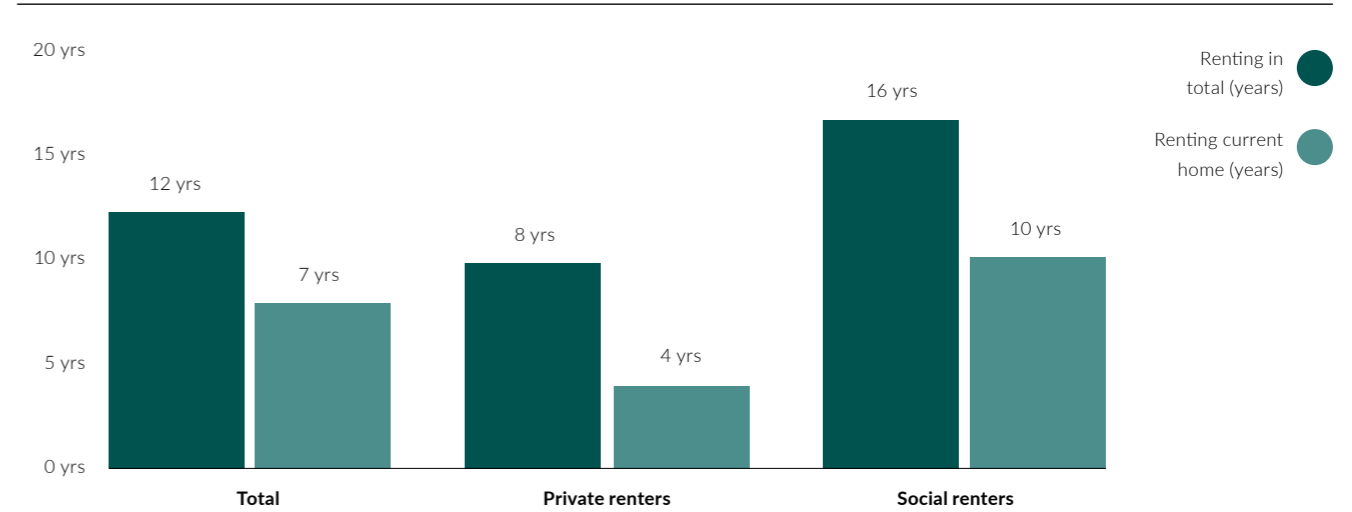
Almost three in five renters reported their experience of renting to be 'positive' or 'very positive' (59%). However, there were differences between social and private renters. Social renters expressed higher positivity about their rental experiences (65%) than private renters (55%). Social renters had lived in their current home for an average of ten years, more than twice as long as private renters at an average of four years. Social renters had been renting in total for an average of 16 years, also twice as long as private renters, who had been renting for eight years on average. *See Figures 3.22 and 3.23.*

Figure 3.22: Experience of renting by rental tenure (n = 373)<sup>8</sup>



<sup>8</sup> Excludes those living in their parents' home and paying rent.

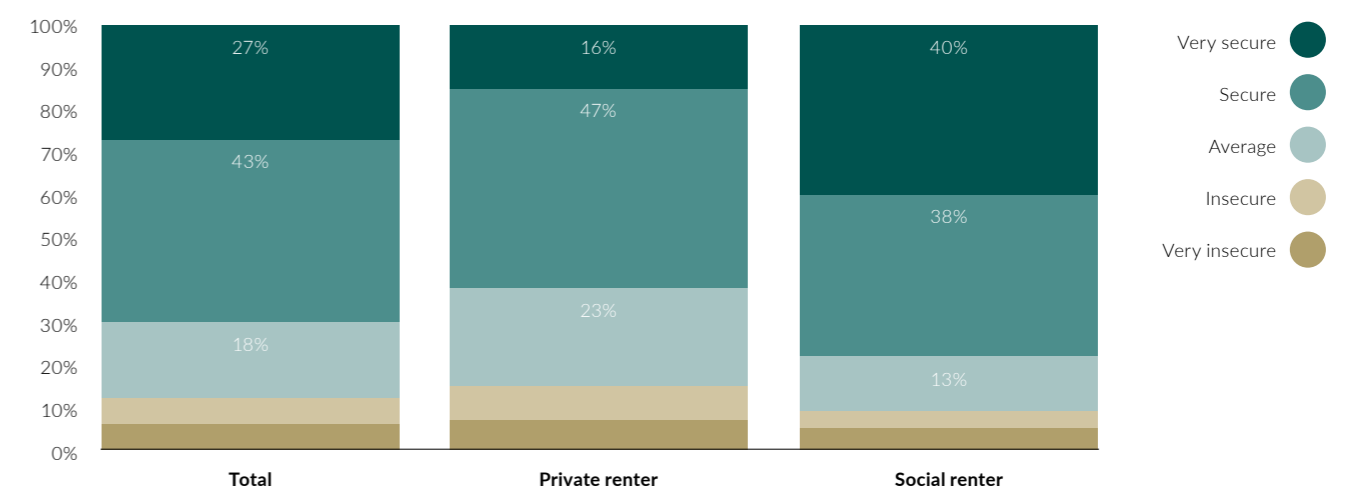
Figure 3.23: Average length of time in current rental home and renting in total by rental tenure (n = 373)<sup>9</sup>



When looking at security of tenure, differences again emerged between social and private renters, with a greater proportion of social renters reporting they felt 'secure' or 'very secure' (78%), compared to private renters (63%).

Meanwhile, 15% of private renters felt 'insecure' or 'very insecure', compared to 9% of social renters. *See Figure 3.24.*

Figure 3.24: Security of tenure by rental tenure (n = 373)<sup>10,11</sup>



<sup>9</sup> Excludes those renters who did not know / preferred not to say.

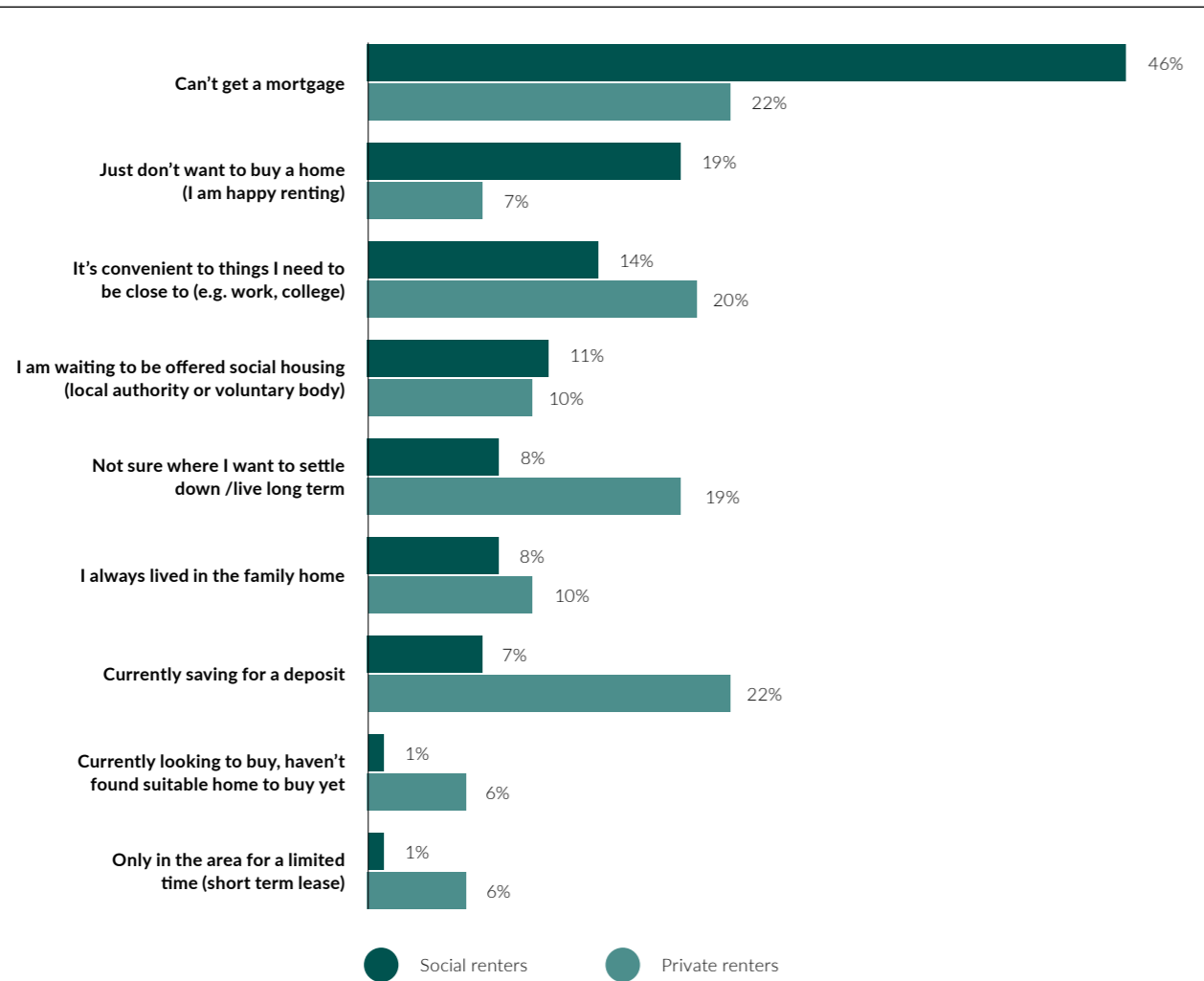
<sup>10</sup> Excludes those living in their parents' home and paying rent.

<sup>11</sup> Total for private renters sums to 101% due to rounding.

There were differences between private and social renters in the reasons given for why they were currently renting. More than twice the proportion of social renters stated they could not get a mortgage (46%), compared to private renters (22%). Private renters' top four reasons for renting were: they could not get a mortgage (22%); were 'currently saving for a deposit' (22%); the convenience to

things they needed to be close to, such as work and college (20%); and their uncertainty about where to live long term (19%). For social renters, the top four reasons were: they could not get a mortgage; they 'just don't want to buy a home' (19%); convenience to things they needed to be close to, such as work and college (14%); and 'waiting to be offered social housing'(11%).<sup>12</sup> See Figure 3.25

Figure 3.25: Reasons why currently renting by rental tenure (n = 373<sup>13</sup>)



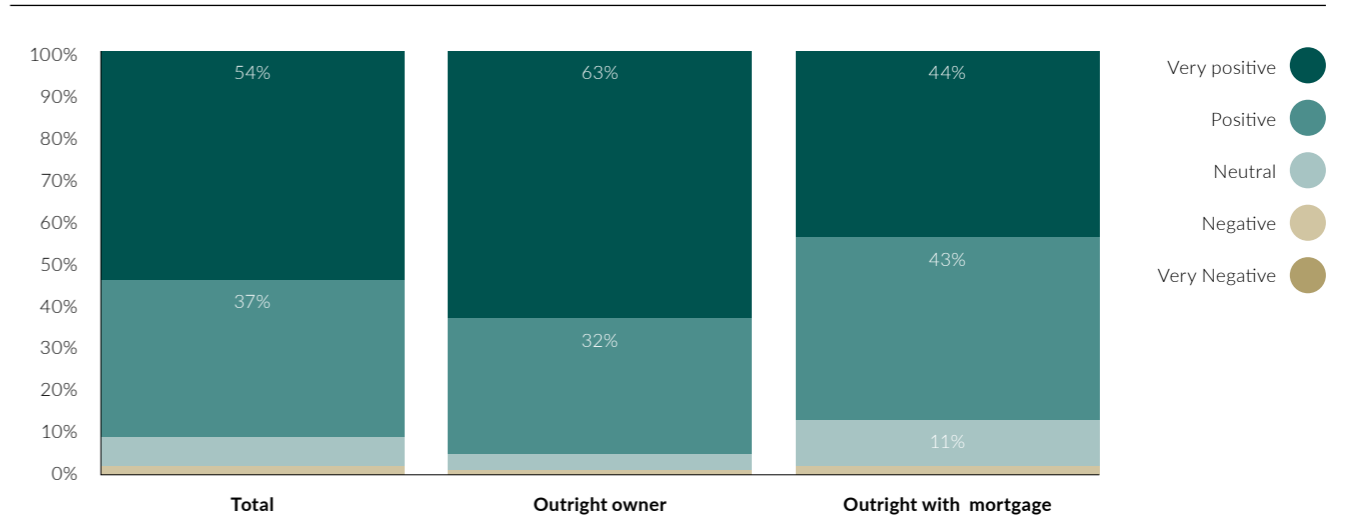
12 The category 'social renters' includes renters in private rented accommodation receiving housing support  
 13 Excludes those living in their parents' home and paying rent.

### 3.4.2 Owners' Experiences

Owners expressed high levels of positivity about their experience of homeownership with 91% stating the experience was 'positive' or 'very positive'. Differences emerged when analysed by tenure, with 95% of outright owners reporting this level of positivity compared to 87% of owners with a mortgage.

For one in ten owners with a mortgage, their experience of homeownership was 'negative' or 'very negative' (11%), nearly three times the proportion of outright owners (4%). See Figure 3.26.

Figure 3.26: Experience of homeownership by ownership tenure (n = 700)



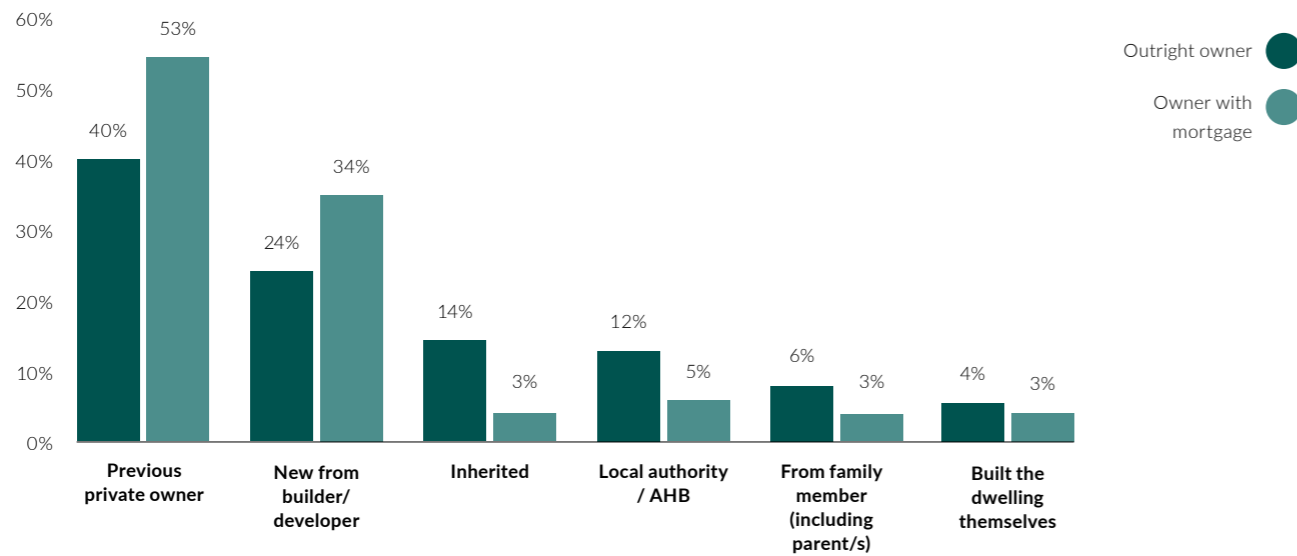
Two-thirds of outright owners were living in the first home they had purchased (67%), with a slightly higher proportion of owners with a mortgage (71%) doing so. Owners were asked from whom they had purchased their home. Outright owners differed from owners with a mortgage on this aspect, with two-fifths of outright owners having bought from a previous private owner (40%), compared to over half of owners with a mortgage (53%).

One-quarter of outright owners had bought a new build (24%) compared to one-third of owners with a mortgage (34%). Of outright owners, 14% had inherited their property and 12% had bought it from a local authority, while 3% of owners with a mortgage had inherited their property and 5% had bought it from a local authority. See Table 3.3 and Figure 3.27.

**Table 3.3: Living in first home purchased (n = 700)**

	Total n = 700	Outright owners n = 380	Owners with a mortgage n = 320
<b>Yes</b>	69%	67%	71%
<b>No</b>	31%	33%	29%

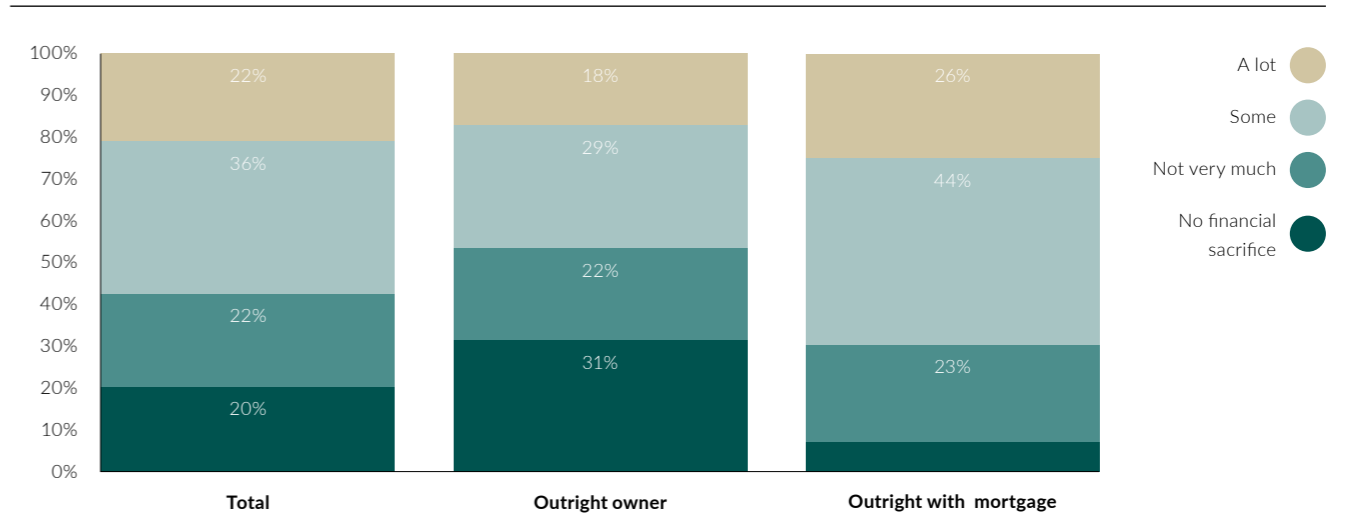
**Figure 3.27: Vendor/source of owners' current home (n = 700)<sup>14</sup>**



Owners were asked how much of a financial sacrifice they had experienced in purchasing their current home. Overall, 58% reported they had experienced 'some' or 'a lot', while 42% reported they had experienced 'not very much' or 'none'. There were differences between outright owners and owners with a mortgage.

A higher proportion of owners with a mortgage had experienced 'some' or 'a lot' of financial sacrifice in buying their home (70%), compared to outright owners (47%). Conversely, a higher proportion of outright owners (31%), almost four and a half times, had experienced no financial sacrifice when buying their current home, compared to owners with a mortgage (7%). See Figure 3.28.

**Figure 3.28: Financial sacrifice when buying current home (n = 700)**



<sup>14</sup> Total for owners with a mortgage sums to 101% due to rounding.

### 3.5 Housing Journey

In this section, householders' housing journey is considered, beginning with residential moves.

One-third of householders had moved residence in the previous five years (32%), one-third had last moved in the previous six to twenty years (33%), while a further one-third had lived in their current home for 21 years or longer (35%). There were differences in duration of residence between owners and renters, differences between the two owner tenures and also between social and private renters.

Nearly half of outright owners had last moved more than 25 years ago (49%) compared to less than one-tenth of owners with a mortgage (9%), 7% of social renters and 2% of private renters. The largest relative proportion (39%) of those living rent free had lived in the same home all of their lives. The modal response for outright owners was 25 years or over (49%), six to ten years for owners with a mortgage (21%) and three to five years for social renters (20%). For private renters, 23% had moved within the previous 12 months and a further 23% had moved within the previous three to five years. *See Table 3.4.*

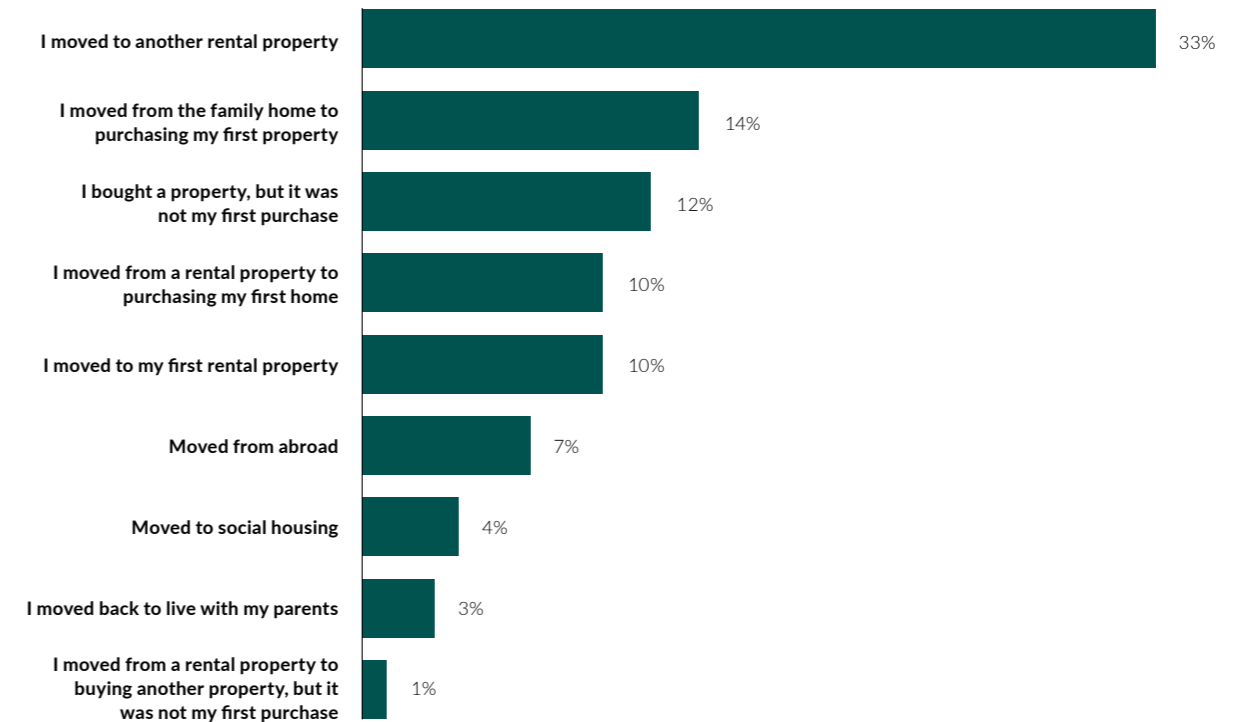
**Table 3.4: When last moved by tenure (n = 1,212)<sup>15</sup>**

	Total n = 1,212	Owner outright n = 380	Owner with mortgage n = 320	Private renter n = 253	Social renter n = 165	Live rent free n = 94
Within the last 12 months	9%	2%	5%	23%	13%	8%
Within the last 1-2 years	9%	1%	11%	19%	10%	4%
Within the last 3-5 years	14%	4%	16%	23%	20%	12%
Within the last 6-10 years	14%	5%	21%	15%	18%	13%
Within the last 11-15 years	10%	7%	15%	6%	13%	10%
Within the last 16-20 years	9%	8%	16%	5%	12%	3%
Within the last 21-25 years	6%	11%	7%	2%	3%	4%
More than 25 years ago	20%	49%	9%	2%	7%	5%
Lived here all my life	9%	13%	2%	5%	4%	39%

<sup>15</sup> Within category totals may not sum to 100% due to rounding.

Householders who had moved within the previous decade were asked to describe the tenure aspect of their most recent move. In response, 47% stated they had moved to a rental property, while over one-third had bought a property (37%), 7% had moved from abroad and 3% had moved back to live with their parents. *See Figure 3.29.*

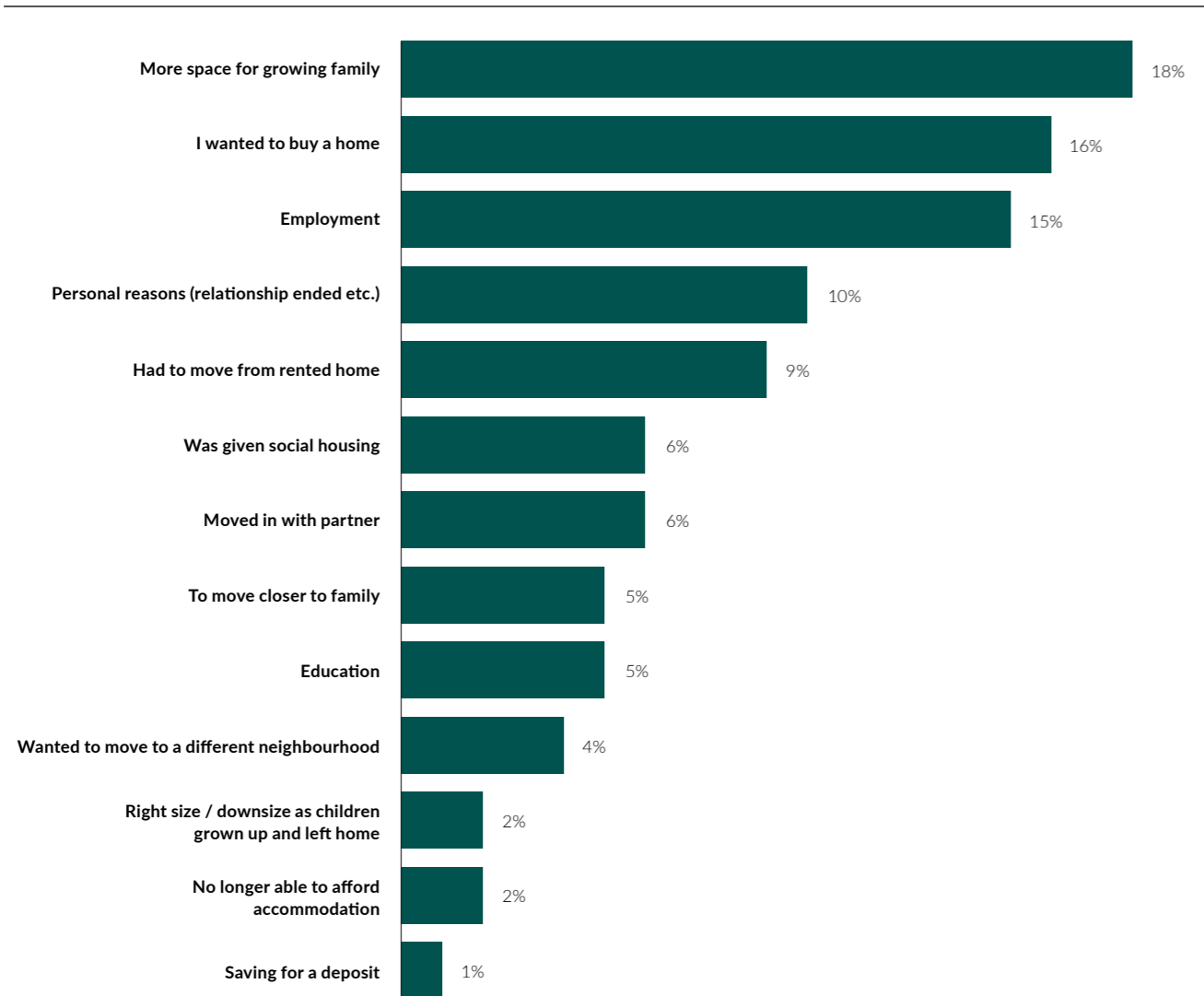
**Figure 3.29: Tenure transition of most recent move (moved within the previous 10 years) (n = 546)<sup>16</sup>**



<sup>16</sup> Sums to 93% as excludes 'Other' and 'Prefer not to say'.

The top three reasons householders gave for their last move were: space for a growing family (18%); wanting to purchase a property (16%); and for employment (15%). One-quarter of householders had moved for family reasons (23%), including forming a new household by moving in with a partner (6%) or conversely, breaking up with a partner (10%), or to move closer to family (5%), or to rightsize after raising a family (2%). See Figure 3.30.

Figure 3.30: Main reason for last move (n = 546)<sup>17</sup>

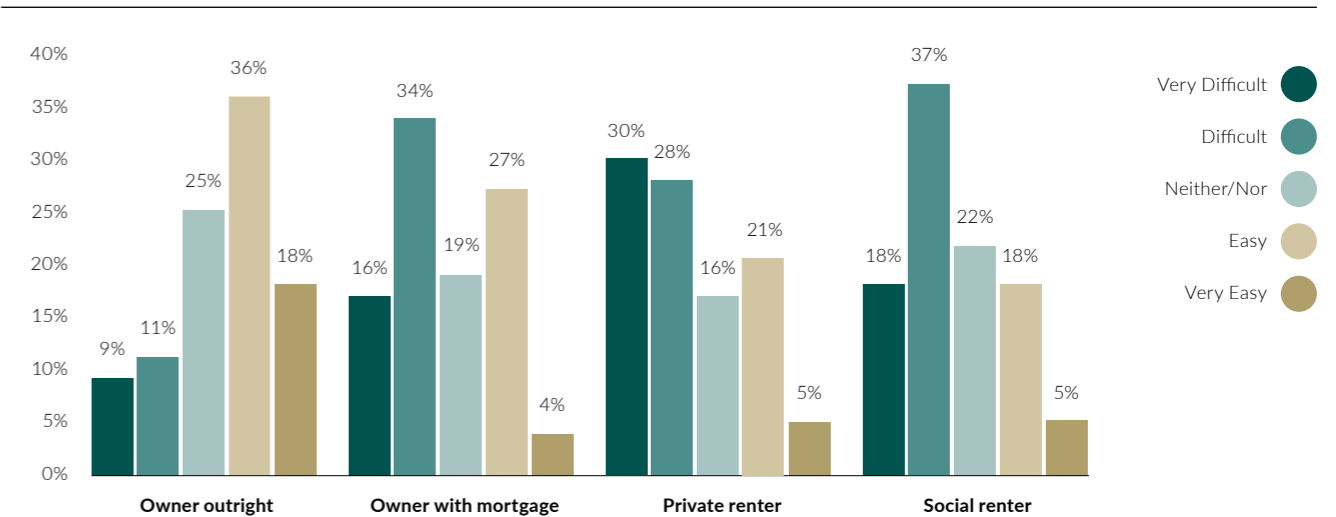


<sup>17</sup> Respondents could select all that applied.

For their last move, householders were asked to describe the level of ease or difficulty they had experienced in finding a property in which to live. When they last had moved, 58% of private renters and 55% of social renters had found it 'difficult'/'very difficult' to find a home, as had half of owners with a mortgage (50%), compared to a lower proportion of outright owners (20%).

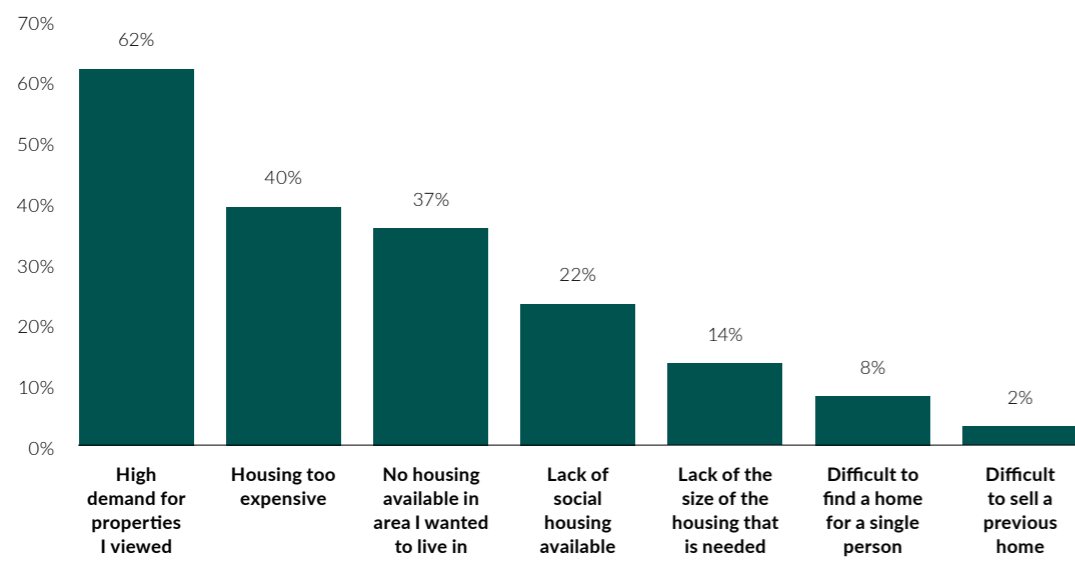
Of those who had found their last move 'difficult'/'very difficult', 62% stated it was due to 'high demand for properties I viewed', 40% found that 'housing was too expensive', with 37% stating that there was 'no housing available in the area I wanted to live in'. See Figures 3.31 and 3.32.

Figure 3.31: Ease of finding a home of most recent move by tenure (n = 546)<sup>18</sup>



<sup>18</sup> Total for outright owners sums to 99% due to rounding.

**Figure 3.32: Reasons most recent move was difficult<sup>19</sup> (n = 264)**



<sup>19</sup> Respondents could select all that applied.

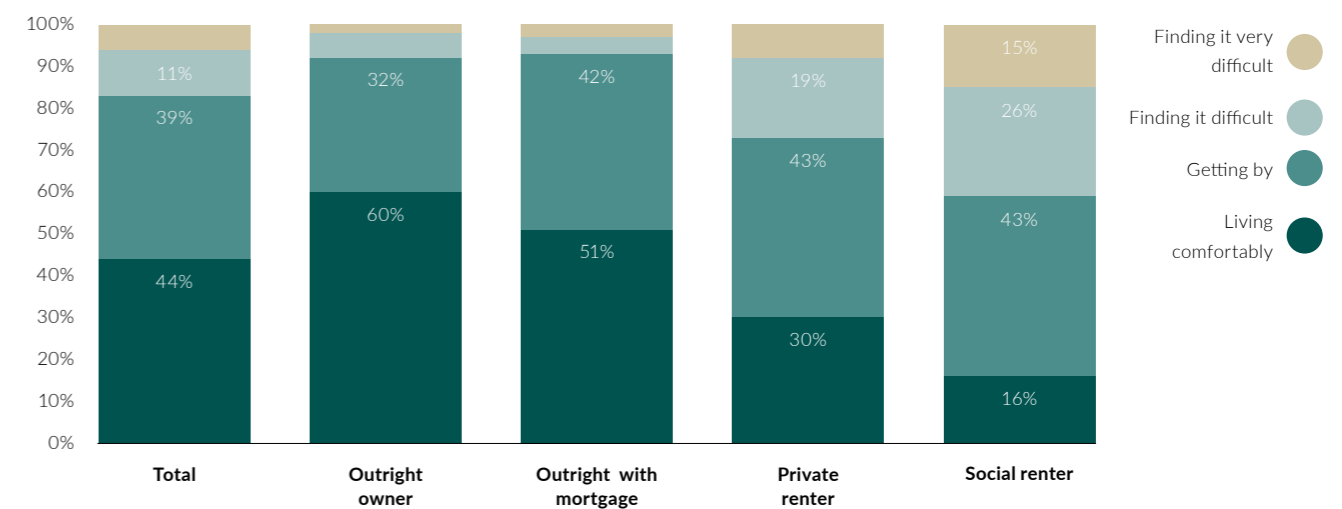
### 3.6 Affordability

This section examines householders' experiences regarding housing affordability.

In considering the overall balance between their income and expenditure, 17% of householders in the sample reported they found it 'difficult'/'very difficult' on their present income. When analysed by tenure, differences emerged between renters and owners, and within each tenure category.

Two-fifths of social renters reported high levels of financial difficulty, with 41% reporting it was 'difficult'/'very difficult' on their present income, compared to 27% of private renters. In contrast, 60% of outright owners stated they were 'living comfortably' on their present income, as did half of mortgaged owners (51%). When considered by region, households in Connacht / Ulster reported the highest level of difficulty with one-quarter of stating it was 'difficult'/'very difficult' to manage on their present income (25%). See **Figure 3.33 and Appendix 4, Table A4.14.**

**Figure 3.33: Household views about living on present income by tenure (n = 1103<sup>20</sup>)**



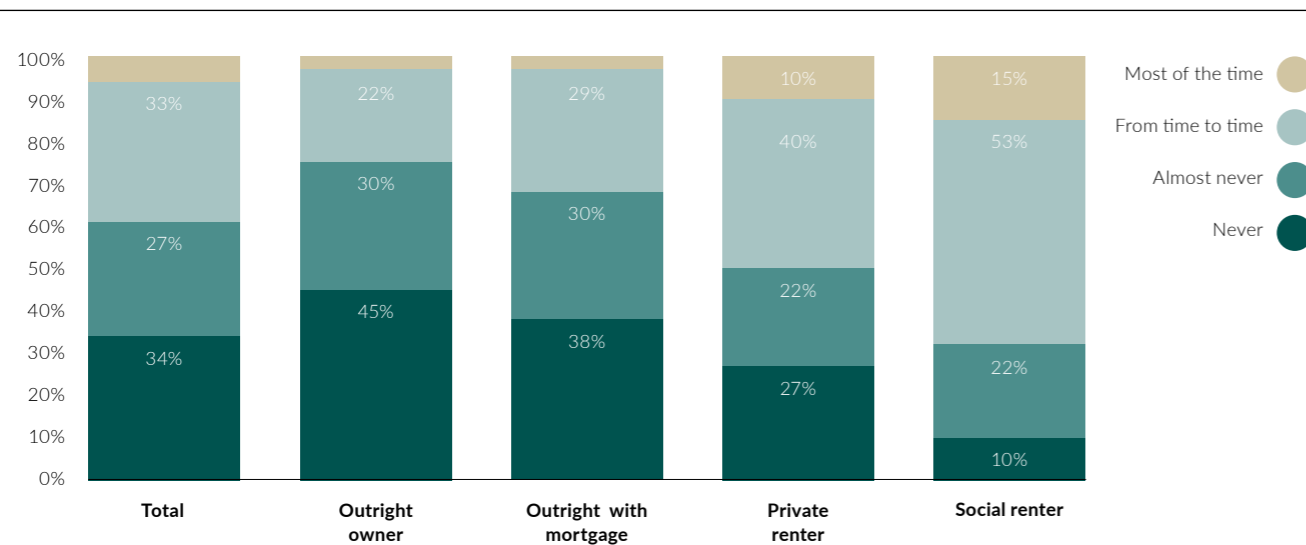
<sup>20</sup> Excludes 'refused'.



Householders were asked how often they had experienced difficulty with paying bills in the previous twelve months. Three-fifths of households in the overall sample stated they 'never'/'almost never' had difficulties paying household bills (61%), one-third reported they experienced difficulty 'from time to time' (33%), while 6% experienced difficulty paying household bills 'most of the time'. However, when analysed by tenure, 15% of social renters and 10% of private renters experienced this level of difficulty in meeting monthly bills, compared to 3% each of mortgaged and outright owners.

Seven in ten social renters had difficulty paying bills 'from time to time' / 'most of the time' (68%), the highest level difficulty of the four tenure groups. There were also differences by region, with households in Connacht / Ulster reporting the highest level of difficulty paying bills (28%) of the four regions. In contrast, 57% of Dublin households were 'living comfortably on present income', while 46% of Munster households were 'getting by on present income'. See Figure 3.34 and Appendix 4, Table A4.15.

Figure 3.34: Difficulty with paying household bills each month by tenure (n = 1,118)<sup>21</sup>

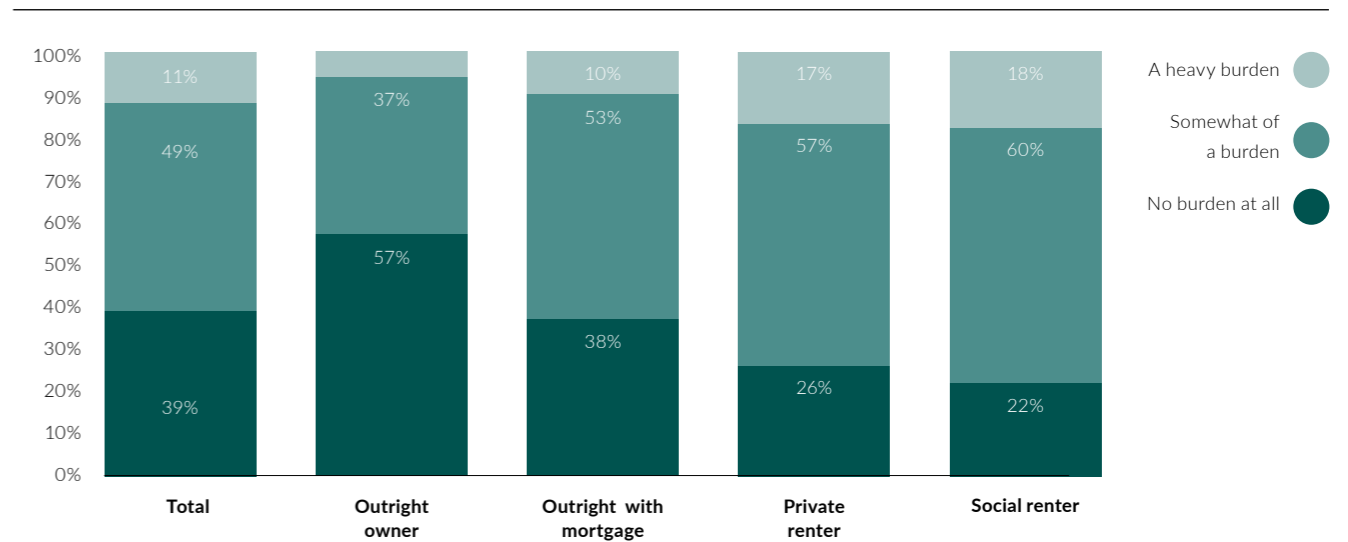


<sup>21</sup> Total for private renters sums to 99% due to rounding.

Householders were asked about housing costs they incurred, including mortgage or rent payments, and insurance and service charges (refuse removal, regular maintenance and repairs, and so on). In reply, 11% reported they found housing costs to constitute a 'heavy burden'. Nearly half of households stated they were 'somewhat of a burden' (49%), while 39% found they were 'no burden at all'. Differences emerged between the four tenure groups. Social renters reported the highest levels of housing cost burden (78%) and outright owners the least (43%). Housing cost burden was reported by 74% of private renters and 63% of mortgaged owners.

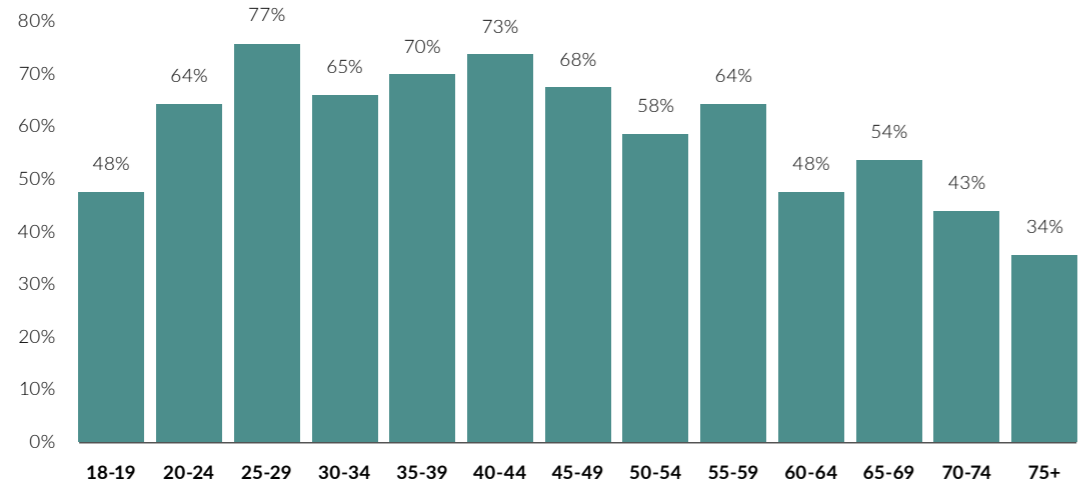
When analysed by age, there were differences in the level of perceived housing cost burden experienced by different age groups. Householders aged 25-29 reported the highest levels of perceived housing cost burden (77%), followed by 73% of the 40-44 age group and 70% of the 35-39 age group. In contrast, one-third of householders aged 75-plus reported perceived housing cost burden was 'somewhat' / 'a heavy burden' (34%), the lowest proportion of all the age groups. See Figures 3.35 and 3.36, and Appendix 4, Table A4.16.

Figure 3.35: Perceived housing cost burden by tenure (n = 1080)<sup>22</sup>



<sup>22</sup> Excludes 'don't know'.

**Figure 3.36: Perceived housing cost burden 'somewhat' / 'a heavy burden' by age (n = 1158<sup>23</sup>)**



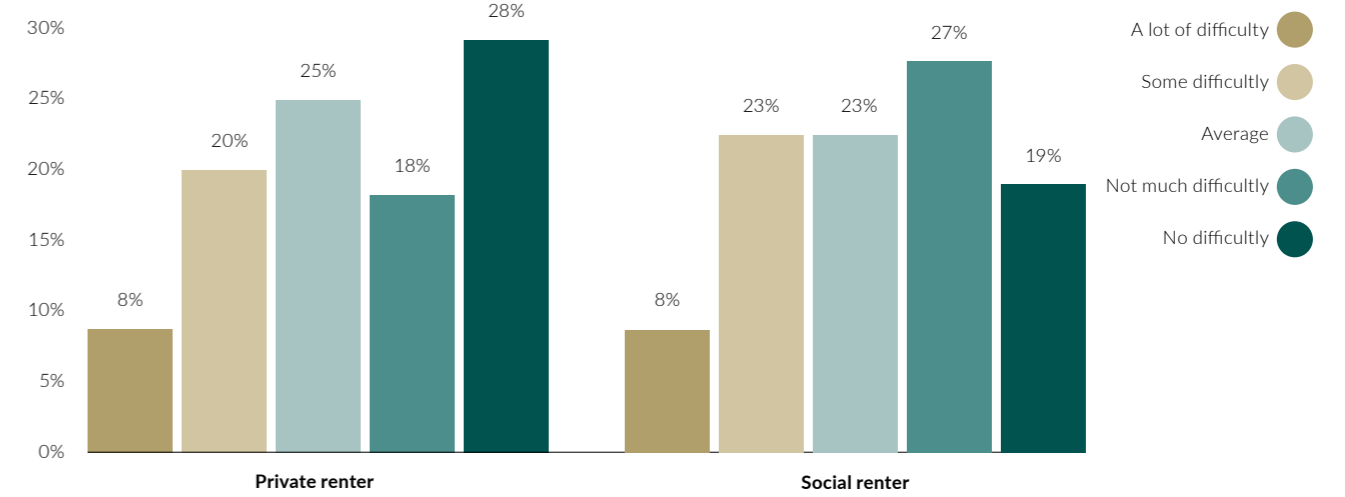
For 28% of private renters and 31% of social renters, meeting monthly rental costs imposed 'some' / 'a lot' of difficulty' on them. Nearly half of both private (46%) and social renters (46%) stated they had 'not much' / 'no difficulty' in meeting rental costs each month.

Owners with a mortgage reported similar levels of difficulties in meeting mortgage costs each month as did renters in meeting monthly rental costs, with 8% of mortgaged owners stating they had 'some' / 'a lot' of difficulty. In contrast to renters, 68% of owners with a mortgage reported they had 'not much' / 'no difficulty' in meeting mortgage costs each month. *See Figures 3.37 and 3.38.*

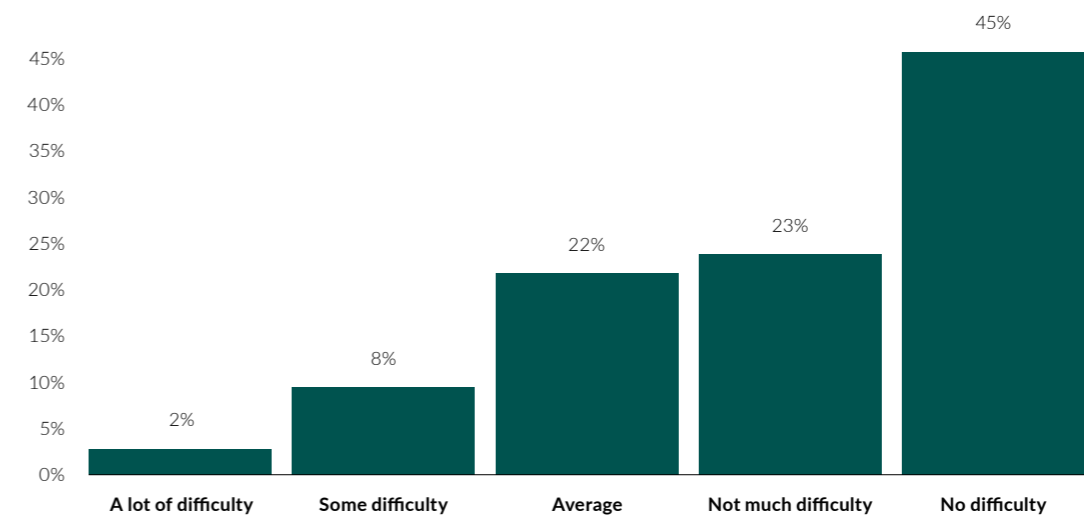


23 Excludes 'don't know'.

**Figure 3.37: Renters: level of difficulty in meeting monthly rental costs (n = 411<sup>24</sup>)**



**Figure 3.38: Owners with mortgage: level of difficulty in meeting monthly mortgage costs (n = 315<sup>25</sup>)**



24, 25 Excludes 'refused'.

### 3.7 Aspirations for Future Housing

In this section, householders' residential mobility intentions and housing aspirations are reported.

#### 3.7.1 Residential Mobility Intentions

When asked about their likelihood to move in the next five years, 60% of householders stated they were 'unlikely'/'very unlikely' to do so. There were differences between owners and renters, with a higher proportion of owners stating they were unlikely to move compared to renters. There were differences between outright owners and owners with a mortgage: compared to mortgaged owners (70%), 87% of outright owners stated they were 'unlikely'/'very unlikely' to move.

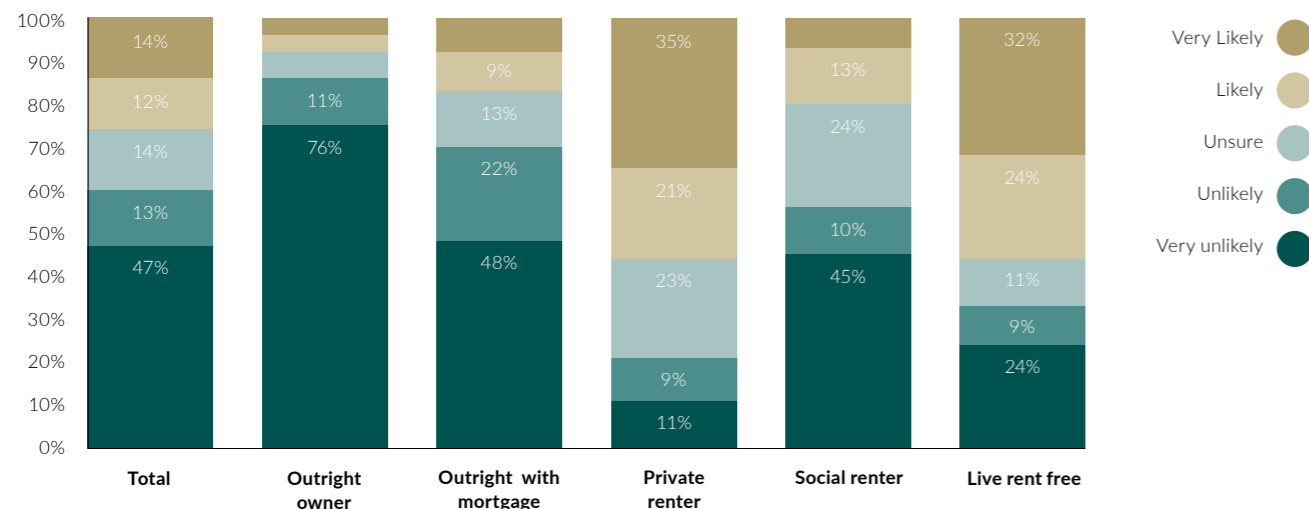
There were also differences between private renters and social renters. Private renters had the lowest proportion who stated they would be 'unlikely'/'very unlikely' to move (20%) of the tenure groups and, along with those who lived rent free, the highest proportion who intended to move within five years (56%). This is almost three times the proportion of social renters who intended to move (20%). This contrasted with social renters' mobility intentions, 55% of whom were 'unlikely'/'very unlikely' to move, almost three times the proportion of private renters with this intention (20%). **See Figure 3.39.**

There were differences in declared likelihood of moving between the householders in the four regions and in urban or rural settings. Those living in Dublin had the highest proportion of the four regions stating they would be 'likely'/'very likely' to move in the next five years (31%), compared to 22% of Munster households. Conversely, two-thirds of householders in Munster (64%) and Leinster (excluding Dublin) (63%) were 'unlikely'/'very unlikely' to move in the next five years. 66% of householders living in rural areas were 'unlikely'/'very unlikely' to move, compared with 56% of those living in urban areas.<sup>27</sup> **See Appendix 4, Table A4.17.**

Social renters had the highest proportion of the tenure groups who gave 'housing too expensive' (30%) or because 'no housing available in [the] area' they wanted to live in (14%) as reasons they were 'unlikely'/'very unlikely' to move. One in ten private renters (10%) identified the difficulty of finding a 'home for a single person' as the reason they were 'unlikely'/'very unlikely' to move. **See Appendix 4, Table A4.19.**

Overall, for those 'likely'/'very likely' to move, the top five reasons householders gave were to buy a larger home (21%), to buy a home (21%), employment or work reasons (12%), to move closer to family (11%) or to avail of an offer of social housing (9%). The top reason given by outright owners was to rightsize having raised a family (29%). For nearly half of mortgaged owners, the top reason was to buy a larger home (47%). The top reason for private renters was to buy a home (36%), while in contrast, for social renters it was to avail of an offer of social housing (28%). For those who lived rent free, the top reason for considering a move was for employment or work reasons (47%). **See Figure 3.40 and Appendix 4, Table A4.20.**

**Figure 3.39: Likelihood of moving within 5 years by tenure (n = 1,212)<sup>26</sup>**

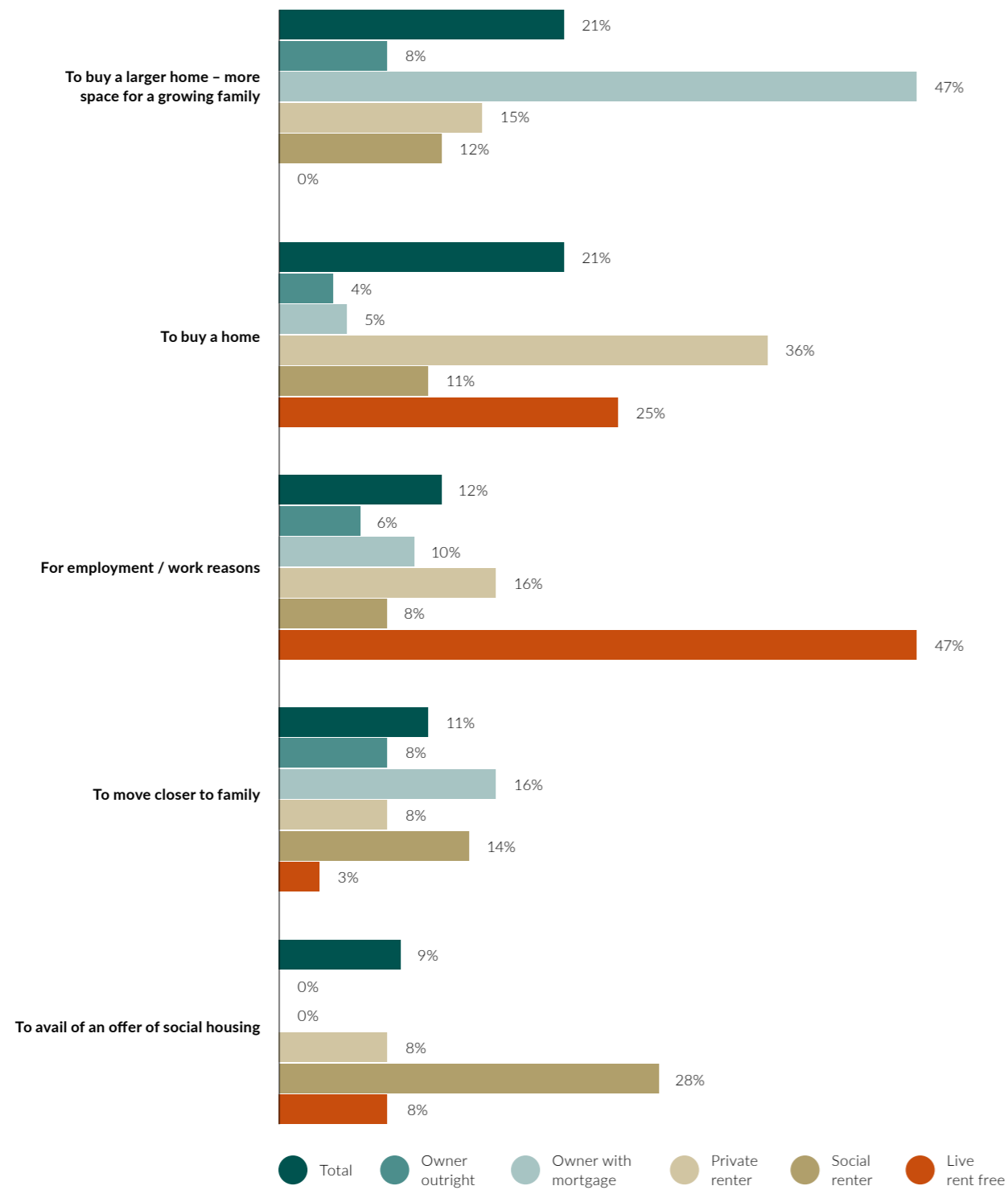


<sup>26</sup> Some category totals do not sum to 100% due to rounding.

<sup>27</sup> Location full definitions:

- Cities and their suburbs - Towns/Settlements with populations greater than 50,000
- Satellite urban towns - Towns/Settlements with between 1500 and 50,000 inhabitants and where 20% or more employed inhabitants would work in a 'city'
- Independent urban towns - Towns/Settlements with between 1500 and 50,000 inhabitants and where less than 20% of people employed work in a 'city'
- Rural area - village
- Rural area - open countryside

Figure 3.40: Top 5 reasons for being likely to move by tenure (n = 488<sup>28</sup>)<sup>29</sup>



28 Those 'unsure', 'likely' or 'very likely' to move.

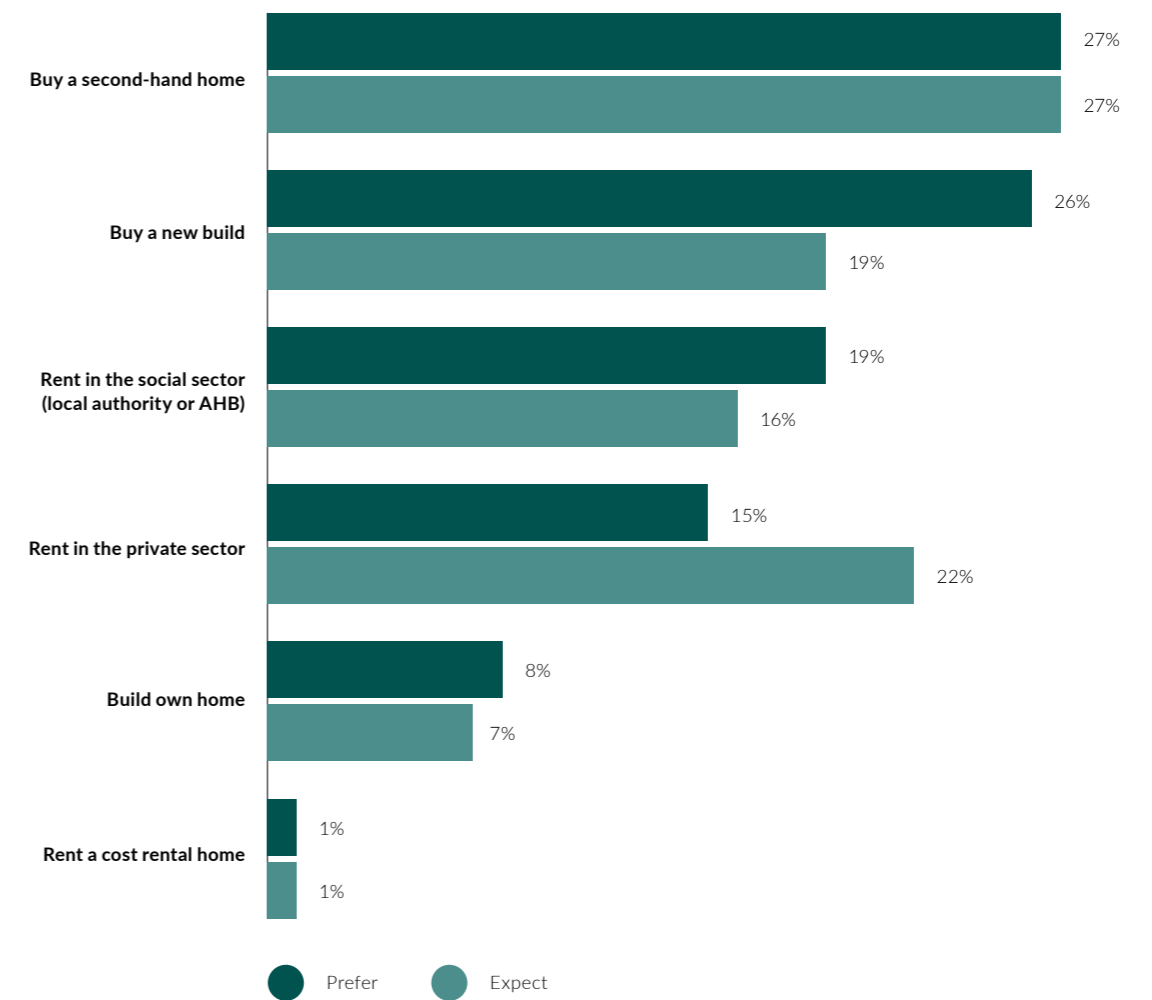
29 Some category responses were 0%, for example no owners gave as a reason that they intended to avail of social housing.

### 3.7.2 Future Tenure

Householders were asked about their preference and their expectation for their future tenure and from where they would source their next home. Overall, three-fifths aspired to buy their next home (61%), while just over half expected homeownership to be their tenure status when they next moved (53%). Although more than one-third of the sample preferred to rent (35%), a slightly higher proportion expected they would be obliged to rent (39%).

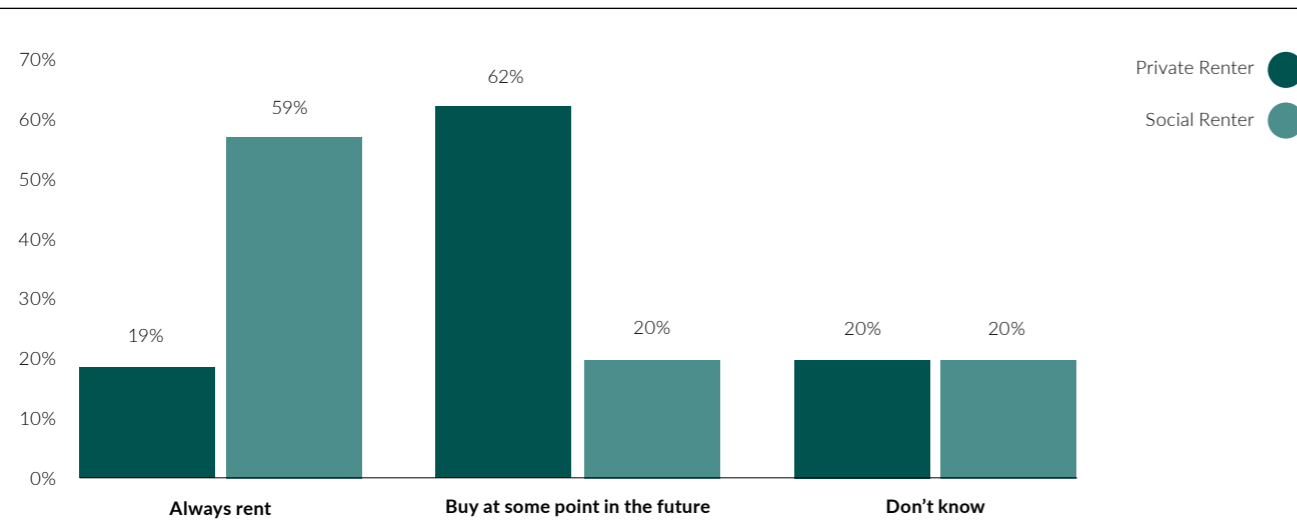
More householders expected to rent their next home in the private sector (22%) than preferred to (15%). Private and social renters differed in their tenure expectations, with three-fifths of private renters expecting to 'buy [a property] at some point in the future' (62%), whereas the same proportion of social renters expected to 'always rent' (59%). See Figures 3.41 and 3.42.

Figure 3.41: Preference and expectation for tenure type of next home (n = 488)<sup>30</sup>



30 Totals do not sum to 100% as 'other' responses are not shown.

**Figure 3.42: Renters: future tenure expectations by current rental tenure (n = 418)<sup>31</sup>**

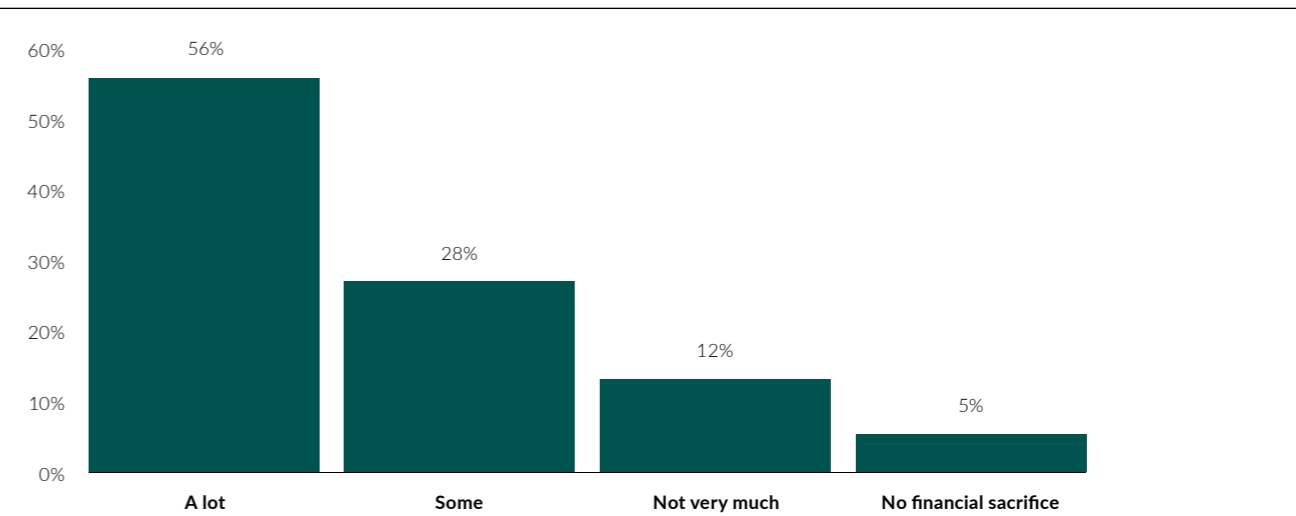


**3.7.3 Financing the Purchase of Next Property**

Householders who intended to purchase their next home were asked about the level of financial sacrifice they expected to experience. Some 84% reported that they expected to experience 'some' / 'a lot' of financial sacrifice in purchasing a property, in contrast with 5% who expected 'no financial sacrifice' and a further 12% who expected 'not very much financial sacrifice'.

Two-thirds intended to fund the purchase by taking out a mortgage (67%), with a further 6% combining a new mortgage with the proceeds of selling their home. 15% intended to fund the purchase without a mortgage, either from the proceeds of selling their current home or from their own resources, while nearly one-tenth intended to purchase under a local authority or government scheme (9%). See Figure 3.43.

**Figure 3.43: Expected level of financial sacrifice in purchasing next home (n = 368)<sup>32</sup><sup>33</sup>**



When analysed by age groups, four-fifths of householders aged 18-24, 25-34 and 35-45 intended to take out a mortgage to fund their purchase, in contrast to half of those aged 45-54 (50%). Householders aged 65-plus intended to fund a future purchase from the sale of their existing property or their own resources. See Table 3.5.

**Table 3.5: How intend to fund purchase of next home by age (n = 368)<sup>34</sup>**

	Total	18-24	25-34	35-44	45-54	55-64	65+
	n = 368	n = 81	n = 108	n = 90	n = 57	n = 22	n = 10
A mortgage	67%	81%	80%	71%	49%	9%	-
Sale of current home / buy with no mortgage	15%	5%	6%	9%	30%	50%	100%
Sale of current home plus a mortgage / loan	6%	4%	4%	6%	12%	23%	-
Local authority / other scheme	9%	7%	10%	12%	5%	4%	-
Inheritance / other	3%	3%	1%	2%	4%	14%	-

<sup>32</sup> Those who indicated they intended to buy their next home.

<sup>33</sup> Total sums to 101% due to rounding.

<sup>34</sup> Total for 25-34 age group does not sum to 100% due to rounding.

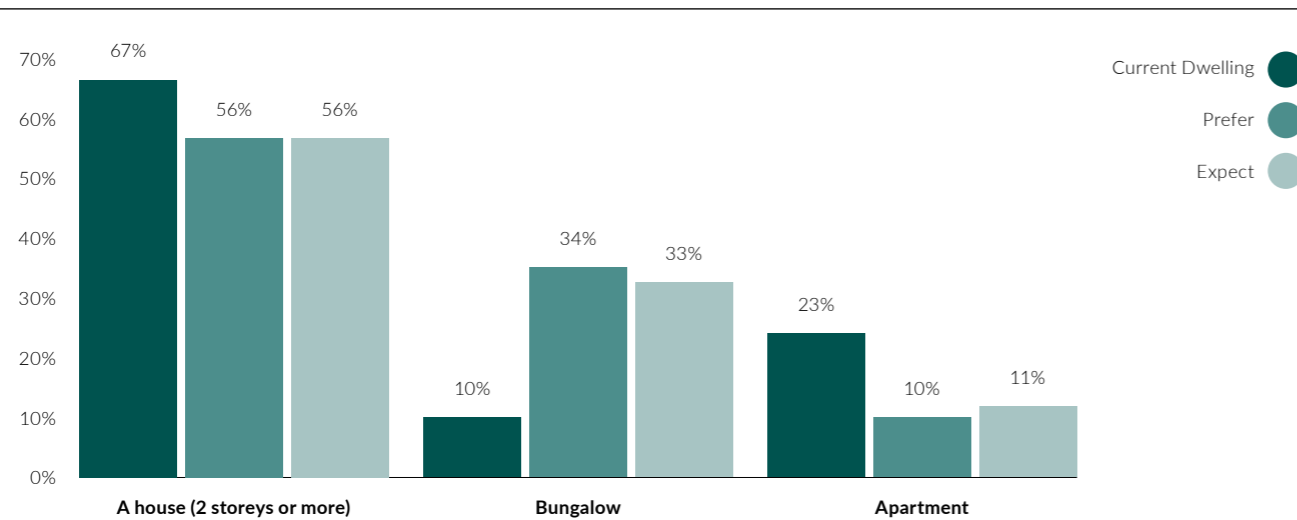
<sup>31</sup> Totals do not sum to 100% due to rounding.

### 3.7.4 Future Dwelling Type

Of those householders likely to move, over two-thirds currently lived in a house (67%), one-tenth lived in a bungalow (10%) and almost one-quarter lived in an apartment (23%). A lower proportion of likely movers aspired to live in a two-storey house (56%) than actually lived in one (67%).

Of those currently living in an apartment (23%), less than half that proportion (10%) would prefer an apartment as their next home. Conversely, one-third would prefer to move to a bungalow (34%) than currently lived in one (10%). See Figure 3.44.

**Figure 3.44: Current dwelling type, and future dwelling type expectations and preferences for those likely to move in next 5 years (n = 488)**

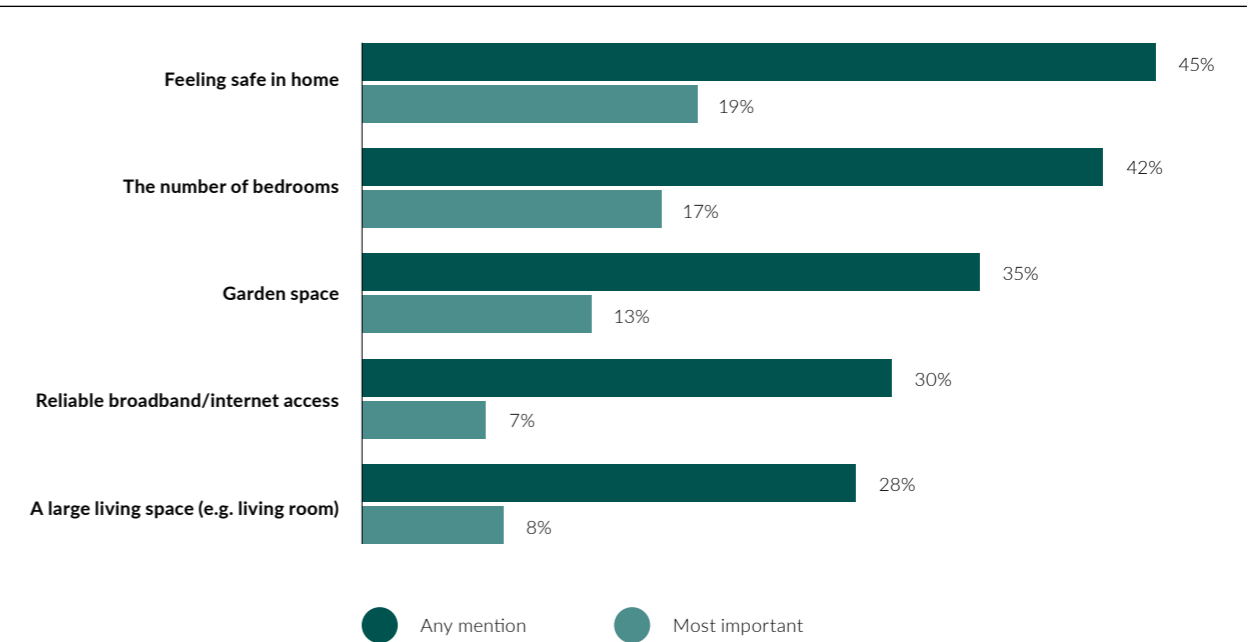


### 3.7.5 Features of Future Dwelling and Neighbourhood

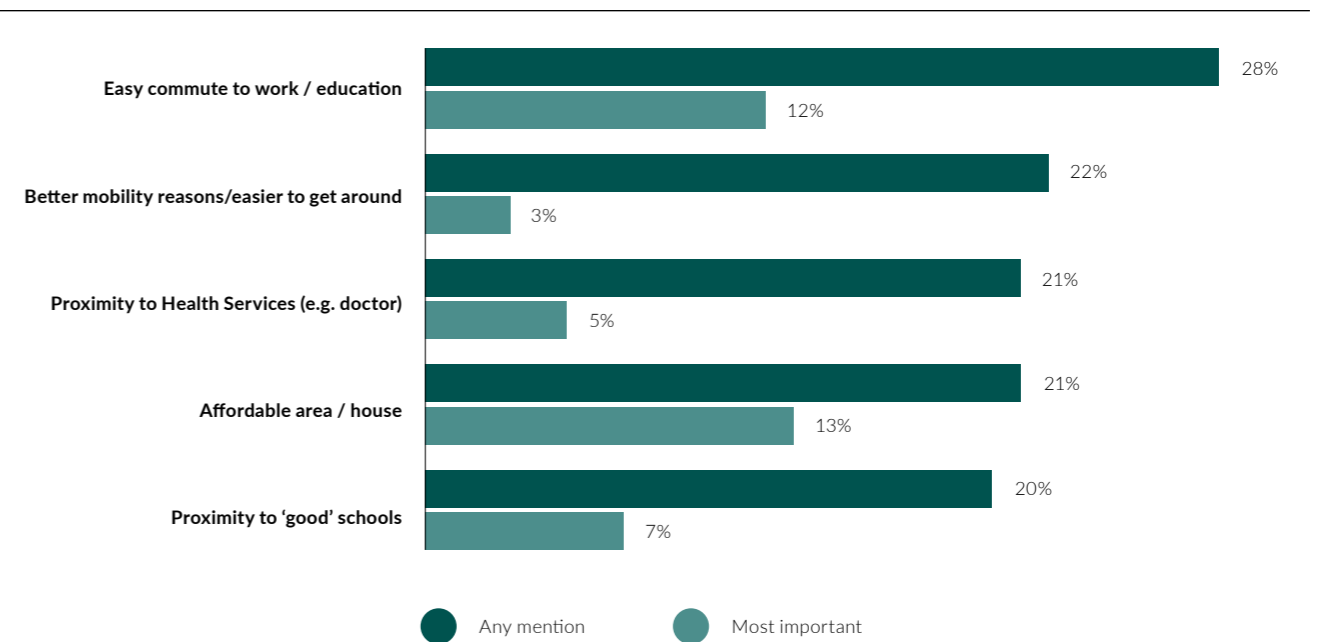
For householders intending to move residence in the next five years, feeling safe in the home (19%), the number of bedrooms (17%) and having garden space (13%) were the three most important attributes of the home. Affordability of the area or dwelling was the highest ranking criteria in choosing a neighbourhood (13%), followed by having an easy commute to work or education (12%) and feeling safe in the neighbourhood (11%).

When considered by any mention of attributes in choosing a future home and neighbourhood, feeling safe in the home (45%) and an easy commute to work or education (28%) ranked highest. Attributes concerning having more space ranked highly in any mention of criteria for choosing a next home: number of bedrooms (42%), a large living space (28%), a larger kitchen (22%) and good storage space (19%). Proximity to schools (20%), health services (21%), friendly neighbours (20%) and friends (18%), and proximity to the countryside or green spaces (18%) were in the top ten ranking for any mention of attributes of a future neighbourhood. See Figures 3.45 and 3.46, and Appendix 4, Table A4.22.

**Figure 3.45: Top 5 features of a next home, those likely to move in next 5 years (n = 488)**



**Figure 3.46: Top five features of a next neighbourhood, those likely to move in next 5 years (n = 488)**



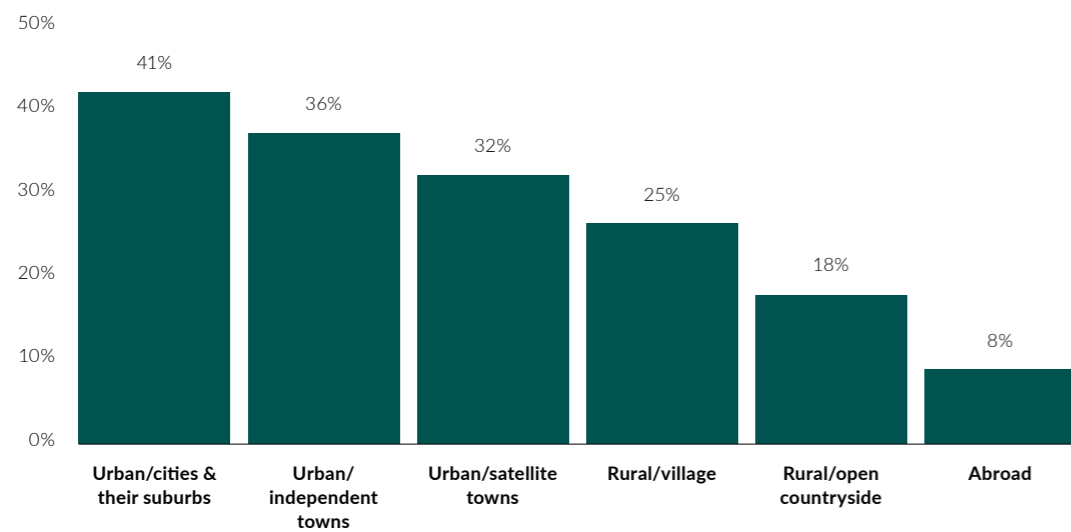
## Chapter 4 Differences in Selected Findings from the 2018 and 2023 Surveys

### 3.7.6 Location

Householders were asked whether they would consider locations that they would not have considered before the pandemic. In response, 41% (n = 200) of those likely to move stated that they would consider locations in which to live that they would not have considered before the pandemic.

Of those who would consider a location new to them, two-fifths would consider a move to a city or its suburbs (41%), two-thirds would consider moving to a satellite or independent town (68%), while one-quarter would consider living in a village (25%) and one-fifth would consider a move to the open countryside (18%). *See Figure 3.47.*

**Figure 3.47: Locations would consider that would not have considered before the pandemic (those who would consider a location new to them) (n = 200)<sup>35</sup>**



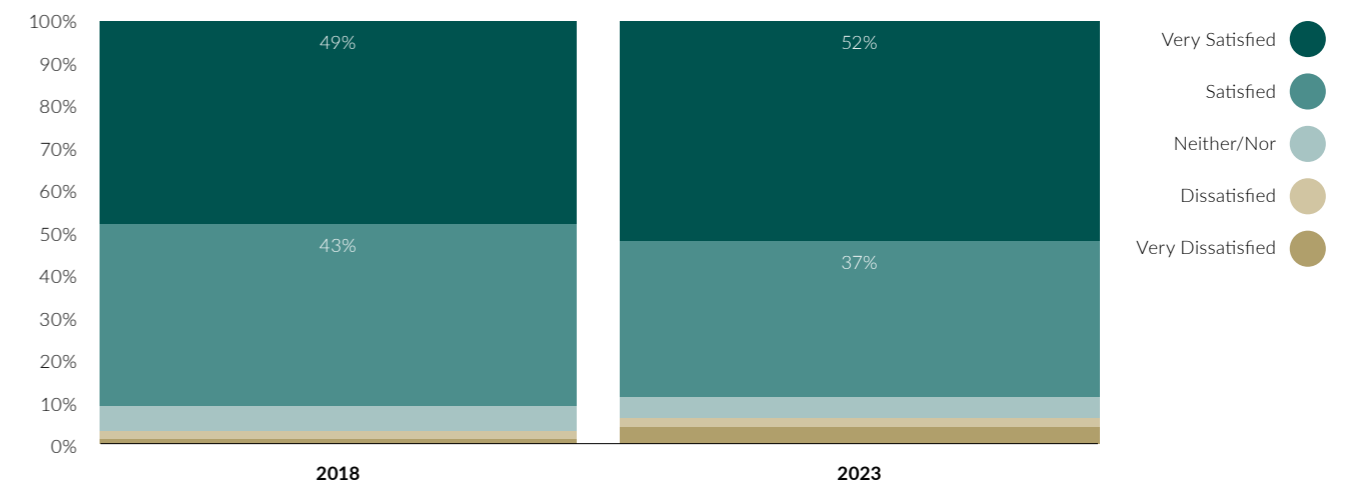
<sup>35</sup> Respondents could select more than one option.

### 4.1 Housing Satisfaction

This section presents a comparison of key metrics from the first wave of the National Study in 2018 with the fourth wave in 2023. The 2023 survey reverted to a multi-stage sampling approach and face-to-face interviews conducted in householders' homes so that the first of point-in-time comparisons between waves in the National Study could be reported. The pandemic in 2020 had necessitated a move to online administration of the survey questionnaire and the use of participant panels, which change in methodology meant the 2018 and 2020 data could not be compared. The 2019 wave had focused on apartment residents and was not designed to be directly comparable to the 2018 data.

In 2023, householders reported more polarised levels of housing satisfaction than the 2018. Overall, the proportion of householders who were 'satisfied'/'very satisfied' with their homes was lower in 2023 (89%) than in 2018 (92%), although with a higher proportion of respondents in 2023, over half (52%), stating that they were 'very satisfied' with their home compared to less than half (49%) in 2018. The proportion of those who were 'very dissatisfied' in 2023 (4%) was slightly higher than in 2018 (1%). Being 'neither satisfied nor dissatisfied' and being 'dissatisfied' are similar proportions in both waves. *See Figure 4.1.*

**Figure 4.1: Housing satisfaction, 2018 (n = 1,200) and 2023 (n = 1,212)**



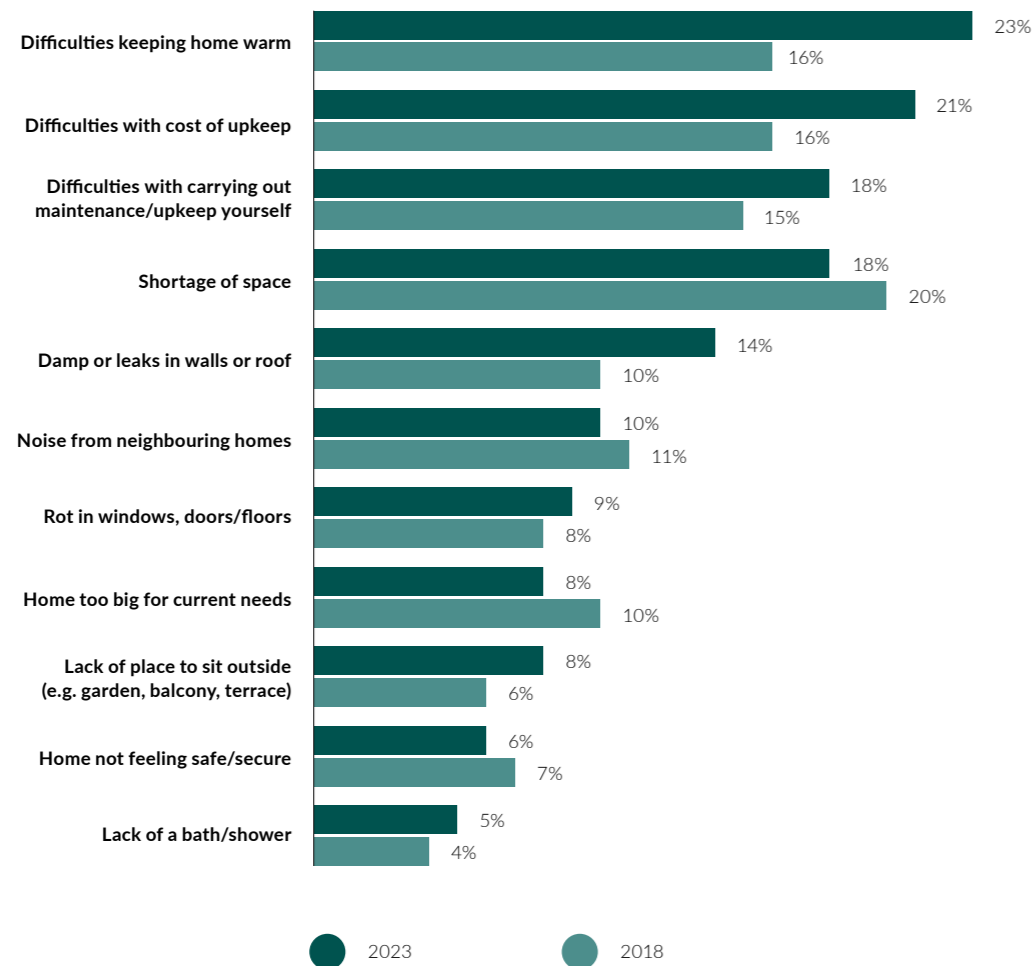
### 4.2 Incidence of Problems with the Dwelling

Several issues with the dwelling were reported as 'somewhat' or 'a big problem' by higher proportions of householders in 2023 compared to 2018. Difficulties with keeping the home warm were a problem for nearly one-quarter in 2023 (23%), compared to a lower proportion of nearly one-sixth in 2018 (16%). Similarly, difficulties with the cost of upkeep of the dwelling was a problem for over one-fifth (21%) compared with nearly one-sixth (16%) in 2018.

Furthermore, 18% reported in 2023 that difficulties with carrying out maintenance or upkeep was a problem, compared to 15% of householders in 2018. Some 14% of householders reported that damp or leaks were a problem compared to a lower proportion of 10% in 2018.

In contrast, several issues with the dwelling were reported by lower proportions of householders as a problem in 2023 than in 2018. These included shortage of space, which was a problem for 18% of householders in 2023, compared to 20% in 2018; and the home being too big for current needs, a problem for 8% in 2023, compared to 10% in 2018. See Figure 4.2.

Figure 4.2: Incidence of housing issues / problems, 2018 (n = 1,200) and 2023 (n = 1,212)

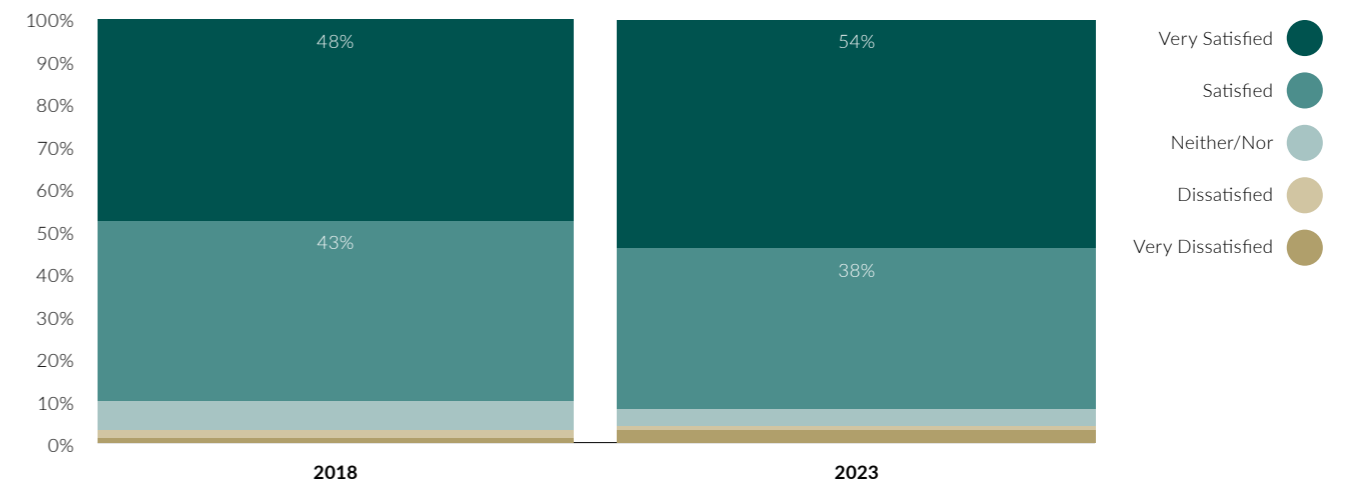


### 4.3 Neighbourhood Satisfaction

In the 2018 survey, householders' levels of satisfaction with their housing and their neighbourhoods were similar: 92% reported they were 'satisfied'/'very satisfied' with their housing, while 91% reported this level of satisfaction with their neighbourhood. In 2023, the proportion reporting they were 'satisfied'/'very satisfied' with their neighbourhood was higher (92%) than were 'satisfied'/'very satisfied' with their home (89%).

As with housing satisfaction, levels of neighbourhood satisfaction in 2023 were more polarised than in the 2018 survey. The proportion of householders who stated they were 'neither satisfied nor dissatisfied' was lower in 2023 (4%) than in 2018 (7%), and those who were 'dissatisfied' was also lower (1% in 2023, compared to 2% in 2018). The proportion who were 'very dissatisfied' with their neighbourhood in 2023 (3%) was slightly higher than in 2018 (1%). See Figure 4.3.

Figure 4.3: Neighbourhood satisfaction, 2018 (n = 1,200) and 2023 (n = 1,212)



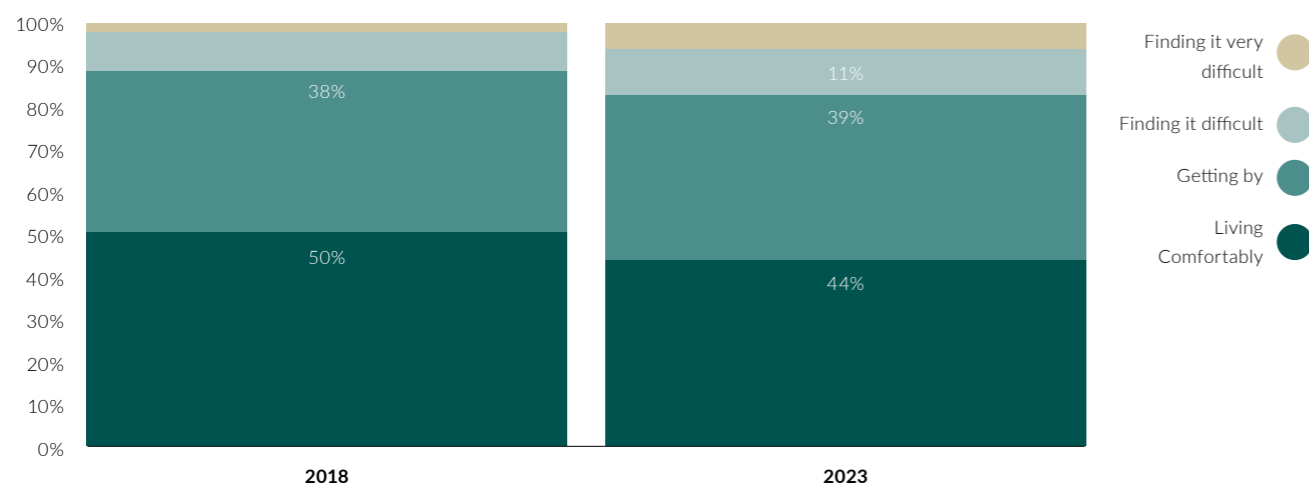


### 4.4 Affordability

The proportion of householders reporting that they were 'finding it very difficult' to manage on their present income tripled from 2% in 2018 to 6% in 2023. Those reporting they were 'living comfortably' in 2023 (44%) was a lower proportion than the householders who reported this level in 2018 (50%).

Proportions of householders reporting they were 'getting by' and 'finding it difficult' on their present income were within one percentage point of each other in 2018 and 2023. *See Figure 4.4.*

Figure 4.4: Household views on present income, 2018 (n = 1,200) and 2023 (n = 1,212)

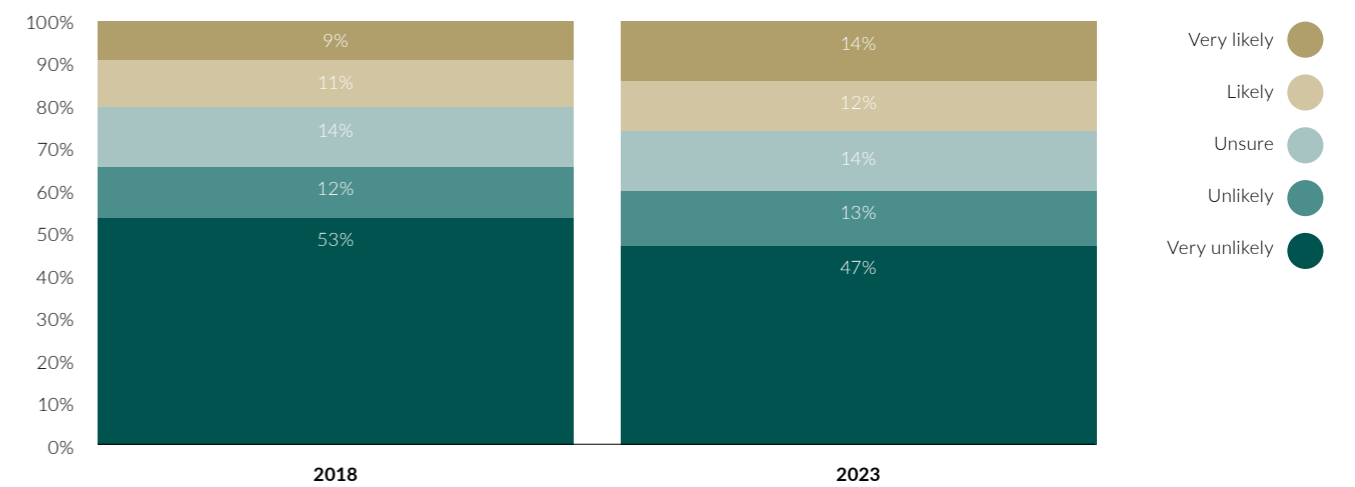


### 4.5 Residential Mobility Intentions

Differences in relation to householders' intention to move within the next five years existed between the 2018 and 2023 samples. In 2023, over one-quarter of householders (26%) stated they were 'likely'/'very likely' to move within five years, compared to one-fifth (20%) of householders in 2018.

The proportion stating they were 'unsure' if they would move was 14% in both surveys and those who were 'unlikely' to move were similar across both samples, with 12% in 2018 and 13% in 2023. A lower proportion in the 2023 survey stated they were 'very unlikely' to move (47%), compared to the 2018 survey (53%), a difference of some 6%. *See Figure 4.5.*

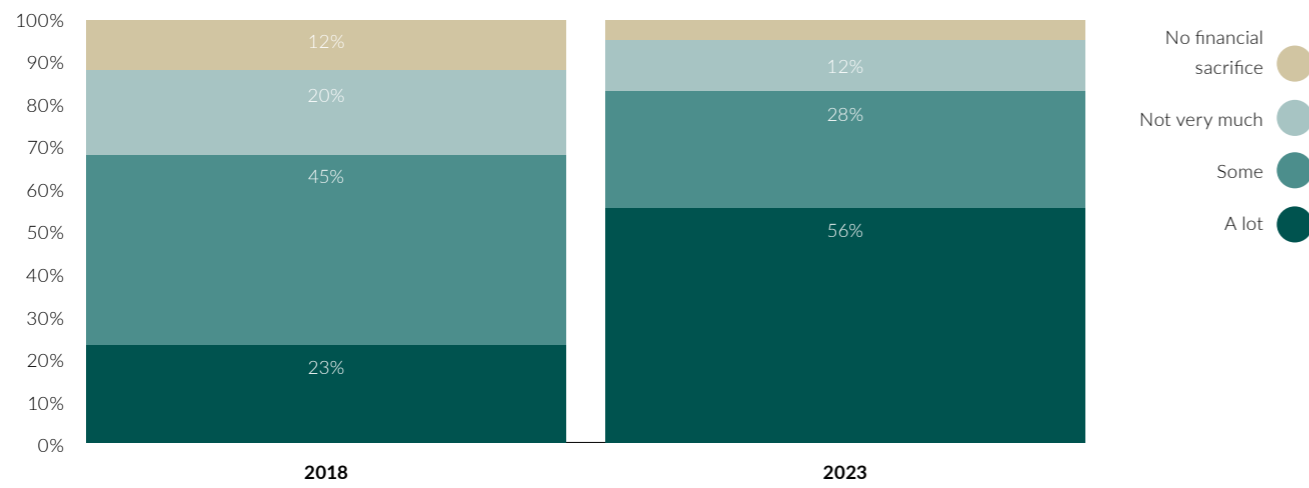
Figure 4.5: Likelihood of moving within 5 years, 2018 (n = 1,200) and 2023 (n = 1,212)



There were differences in the level of expected financial sacrifice by intending purchasers in the 2018 and 2023 waves, with a much higher proportion of prospective purchasers in 2023 expecting to experience sacrifice in purchasing a property.

In 2023, the proportion of householders who expected 'no financial sacrifice' was less than half (5%) that of 2018 (12%). In contrast, a higher proportion expected to experience 'some' / 'a lot' of financial sacrifice in 2023 than in 2018: nearly seven in ten (68%) in 2018, rising to over four-fifths (84%) in 2023. *See Figure 4.6.*

**Figure 4.6: Expected level of financial sacrifice in purchasing next home 2018 (n = 205) and 2023 (n = 368)**



# Focus Group Findings

## The Dwelling



Heating and comfort levels, internal dwelling space, gardens and parking were highly valued aspects of the home



Affordability of their rent was the most important aspect of their home for some private renters, more important than space, gardens and other features

## Neighbourhood satisfaction



Friendly neighbours connected participants to their area



Walkable neighbourhoods close to amenities including shops and services, transport links, green spaces and parks, safe places for children to play, schools, social and sports clubs were very important to participants



Younger renters without children highly valued social outlets like coffee shops and pubs

## Homeownership



The intrinsic satisfaction of homeownership, ensuring refuge, security and safety, and a dwelling suited to their needs was highly valued by owners and why most renters wanted to purchase a property

## Renters' housing aspirations



An important pull factor to homeownership included the inherent security of tenure it offered compared to private renting



Push factors included leaving behind the private rented sector and the increasing inaffordability of rents, the belief that paying rent was wasted money and barriers to changing the property to the household's needs



Some Dublin renters who felt priced out of homeownership would be satisfied in renting into the future if they had long-term security of tenure and affordable rents

## Affordability



Affordability was the key issue in being able to purchase a property for renters and saving a deposit to purchase a property when also paying rent was found to be very challenging



Going through the mortgage approval process was an experienced as an intrusive process for applicants in the focus groups. It could feel as if mortgage lenders decided a person's life progress and not the person themselves



Buying a property was viewed as out of reach for a single person

## Desirable features and amenities



An energy-efficient home was an important criterion for a future home



Space for a family and an office in a future home was important for some participants



Gardens, parks and greenery, and safe spaces for children to play outside were desirable amenities in a future neighbourhood



## Chapter 5

# Focus Group Findings

This section presents the findings of the qualitative focus group research. It reports on the experiences and perspectives of householders regarding their housing situations, neighbours and neighbourhoods, and renters' future aspirations for their tenure type and housing.

### 5.1 Focus Group Profile

Seven focus groups, each with four to eight people, were conducted with a total of 47 participants from three areas, Athlone, Cork and Dublin. Two groups were conducted with renters, one with a mix of private renters and adults living in their parents' home, and four groups with homeowners. Participants ranged in age from 25 to 65 years and over. Three groups were composed of those working in skilled and semi-skilled manual occupations and four with those working in professional and supervisory occupations. *See Table 5.1.*

**Table 5.1: Focus group profile**

Location	Date	No. participants	Tenure type	Age	Life & household stage	Social class
Dublin	31/7/2023	8	Private renters / living with parents	25-40	Couple / Single No children	BC1
Cork	1/8/2023	4	Private renters	25-40	Couple / single Pre-school children	C2
Athlone	8/8/2023	8	Owners	30-45	Couple School-age children	BC1
Dublin	31/7/2023	6	Private renters	30-45	Couple / single Children	C2D
Cork	1/8/2023	7	Owners	45-55	Couple Adult children in 3rd level education or working	BC1
Athlone	8/8/2023	8	Owners	60+	Couple / widowed / single Post raising a family / no children in the home	C2D
Dublin	10/8/2023	6	Owners	Under 40	Couple / single Mix of children / no children	BC1

### 5.2 The Home

Four topics emerged from focus groups in discussions about participants' housing situations. Firstly, features such as the importance of heating and comfort levels, internal dwelling space, gardens and parking were spoken of as important aspects of the home. Homeownership and affordability of rent were highlighted by owners and renters respectively, and lastly, the topic of home improvements emerged in the renter focus groups.

#### Features of the Home

Focus group participants stated that heating and comfort levels were important features of their current homes. Having a fireplace was valued by some older participants both for heating and for creating a cosy atmosphere. Memories of living in dwellings that were cold or had poor heating contrasted with present comfort levels for some participants.

*"It's comfort levels, the house we bought ... we ... upgraded it, so living in kind of cold draughty rented houses for three years, where you kind of knew what the weather was like before you even got out of the bed, the cold in the house."*

Having space was identified as important by focus group participants. For one participant with children, the size of the house meant the family intended to remain living in it until the children were reared, even though it had many issues including quality of the build, poor parking and lack of a garden.

*"The size of the house is lovely as it is a four-bedroom and it suits us."*

For participants, space needs changed with changing circumstances, whether a growing family or adult children living in the parental home, or with working from home. The experience or anticipation that the house was or would be too small to accommodate a household was voiced by homeowners with families. For some families, issues arose as family size increased, or when children grew older and had to remain sharing bedrooms. Some homeowners felt that a choice had to be made between extending their house to accommodate their household or moving to a larger property. This conflicted with the desire to remain in their neighbourhood or a potential loss of ties to a home or features of the home that were valued, such as a sunny garden.

*"There are a lot of good things about the house, it's nothing bad, but it's just size-wise really, that's the one thing ... we're debating ... do we do a full extension out the back of the house and add a bedroom ... because I can say well, look, I would prefer to move to a bigger [house] to get that extra bedroom in a similar [house] ... or do we stay, put money into our old house, or do we just write it off and go, okay, we're going to sell in two or three years, and then upgrade and do it that way?"*

For other participants, having space to work from home was important, having experienced working from home during the covid pandemic.

*"I was renting with my girlfriend. At that point we were working from home full-time as well. We were working in the same room during the day as well. We were really starting to get claustrophobic after a while ... definitely noticed in that period of time, just little things like the fact that there was only really space to ever be in at any given time, especially when you are sharing with someone. So having that little bit more room or even having a room in the house that is completely the place you go, where no one else really goes ..."*

Gardens were spoken of as a source of satisfaction by many focus group participants. Some participants remarked on missing having a garden or having only a small garden, while having a garden was a valued feature for many, acting as a source of pleasure, a safe location for children to play in or for letting a dog out.

*“I have a decent big garden ... So you have a little bit of space that you can walk out and you have a little bit of a place to walk around and a garden to potter in”*

*“It’s great to be able to have a dog out there pottering around, running around the garden”*

Focus group participants valued parking as an important feature of their homes. It was especially noticed as a source of dissatisfaction by those who had not had parking when living in previous properties.

*“I was living ... in an apartment ... I would have to park far away and then walk. Whereas this, where I’m renting, parking is right outside my door. And it’s two spaces, so I’m not paying rent plus someone else’s or [having to] rent a car parking space.”*

While for another participant living in a house, inadequate parking provision was a source of dissatisfaction.

*“The driveway is barely big enough to fit two cars, and we need two cars”.*

### Homeownership

The intrinsic satisfaction of owning their own home was voiced by many homeowners in the focus groups. Homeownership represented refuge, security and safety, and a dwelling suited to their needs.

*“I’m very lucky that I have a house, I have a roof over my head, and that to me is the most important thing, to have a house. Location after that, then of course, secure is a bonus. And, but to own your own house, to me is number one.”*

### Private Rented Properties

Affordability of rent was the foremost source of satisfaction about their homes for some private renters, more important than space, gardens or other features. One renter found a positive in living in a properly maintained rental property and that as a renter, they were not responsible for maintenance of the property.

*“At the end of the day, while you are still paying rent, you don’t have to look after any of the maintenance. Obviously, there are some slum landlords that don’t do anything but in general my landlord is quite good. Anything that breaks it’s replaced, anything that’s an issue, they do. Whereas when you are paying the same as a mortgage, you are responsible for absolutely everything.”*

However, several renters found it frustrating that they could not improve their rental property or if they did, they had to seek the landlord’s agreement, it was at their own cost and they would lose the benefit of having paid for the improvement if they moved. One participant had been refused permission by the landlord to install fibre broadband because it required drilling through a wall. Another renter had paid for an electric vehicle charging point to be installed in their rental property, which enhanced the value of the property but for the renter, there was no return on investment.

*“We actually installed the [electric vehicle] charger outside the house, which will be left there ... That’s a huge benefit to have it in the house ... That’s one thing in terms of the house that she [the landlady] let us do.”*

## 5.3 Neighbours and Neighbourhoods

Three elements emerged as salient to focus group participants’ satisfaction with their neighbourhoods: friendly neighbours, feelings of safety and security, and proximity to amenities.

### Neighbours

Focus group participants were asked what was important about their neighbourhoods. For many participants, near neighbours were the most important aspect of their neighbourhood and they spoke of how the friendliness of neighbours made them feel connected to the area.

*“It’s just a feeling you get when you’re comfortable in a place. Like you don’t have to know people, to know that they’re nice people. Do you know, just the, ‘hi’, you know, the wave. Putting out the bins, somebody would give you a beep in the car, as they’re passing. The small things.”*

Most participants valued that help would be available from neighbours if needed.

*“Most important part of all I think, the neighbourhood. You know they’re always the first people you go to nearly, if anything happens, they’re there to help you out.”*

*“I know if I open up the back door and let a shout if something happens - I won’t see them from one end of the week - but if I let a shout that I need help, then they will be all there straightaway.”*

Conversely, quiet and privacy were highly esteemed by many participants, and needing to have a balance between enjoying a good relationship with neighbours while also having privacy in living side-by-side with neighbours was remarked on. Many participants spoke of the importance of living close to family, both for reasons to do with support and practical help with children, or to counter feelings of being isolated.

Focus group participants who rented and had no children felt less connected to their neighbourhoods than participants with children, whether renters or owners.

*“I feel like I wouldn’t have a connection to my neighbours because I’m renting. So I see them [neighbours] sometimes but I wouldn’t know their names or anything like that.”*

Neighbours created the feeling of community for most participants. One person noted the contrast at different stages of life: in the freedom of anonymity as a young adult living in a big city to the feeling of being connected with neighbours in their current area.

*“It’s something about a sense of community. Like, I lived in London for a long time and was at the stage of life that I loved the anonymity of being anybody who could walk down the road, nobody would know who you are, whereas I kind of like that, you know, the road WhatsApp group, the water’s going to be off from 6 until 12, yeah, just that sense of kind of neighbourliness, lift shares with a neighbour on the school run, you know, somebody to water your plants when you’re not there, do the same in return, that kind of giving and taking.”*

Many participants who had lived in apartments noted how isolated from the neighbourhood it had felt.

*“In the house I find you know your neighbours more than living in an apartment. I always feel you are very isolated living in an apartment.”*

## Safety and Security

Feelings of safety and security were intrinsically linked to forming an attachment to a neighbourhood for participants of all ages. Reciprocity around houseminding when neighbours were away was highly valued by participants.

*“If you are away, someone is there to look after your house. Someone there maybe to bring your dog for a walk or something, just sounds so small but it means an awful lot.”*

Participants with children talked about having safe places outside for their children to play in away from traffic. Taking on collective responsibility for children’s safety was mentioned by many participants with children.

*“On the road, we’re in a cul-de-sac, and it’s great that kids can go out and play in the road, kick the ball and stuff like that. It’s grand, you’re not terrified.”*

*“There are other children around. Kids can be kids out on the street, now obviously, safe as well. Where we are living is in off a main road but we are in a round the back so we are safe. When we were putting forward our preferences at the time, safety and keeping them off the main road. There are green areas for the kids to run around and be themselves as well. You can see them at all times and you know where they are.”*

For some participants, keeping their children safe from perceived negative influences presented a concern:

*“Where I’m living now is where I grew up, it wouldn’t be as safe as other places. Two minutes up the road is very safe. All it takes is one family or something to cause havoc. For me that would be important with kids, I want my kids to be around kids that aren’t really causing trouble. You want them to have a good future and stuff.”*

Differing opinions on perceptions of neighbourhood safety and reputation were voiced by focus group participants. One owner had moved to an area which previously had seemed unsafe to them.

*“It was only when I spent time there, that I realised, oh, it’s really nice, and the neighbours are lovely. And you know like, we could go out for walks and that kind of thing at nine at night, it was absolutely fine, and I think I just felt secure.”*

For another, the appearance of the neighbourhood was decisive in how it was judged.

*“In our area now, there’s about three different ... GAA goals, just up in the middle of the green ... so you’re immediately getting the impression that these people all get on well, that hasn’t been destroyed. It’s kind of there, it might be mine, but it’s there for community use ... you immediately get the impression then ... that ... people care about where they live, it’s neat, it’s tidy, it’s kept.”*

In contrast, as one participant noted, looks can be deceiving:

*“[the town] is rundown and derelict. In terms of community spirit there is a lot going on that you can’t see ... There is the Active [Town] action group, Men’s shed, town team that has just been established for reinvigorating the street. ... [people] living in the town are now making a massive effort to try and bring life back into it. ... I don’t think that is seen from the outside because at the minute it is still just a street with a couple of shops on either side and a couple of pubs.”*

## Amenities

Walkable neighbourhoods with amenities nearby were valued by all focus group participants, with access to shops and services noted as important.

*“You can walk to the shop and you don’t have to take the car. You can get the kids out for exercise and fresh air. You are not always in the car, you don’t have to pile them in the car to go here, there and everywhere.”*

Links to transport were valued by many participants and one participant noted the improvement moving into a town had made being able to access amenities.

*“In the last couple of years, there’s actually a bus stop about a minute’s walk from the house, so that, you know, everything is just close by. And as I say, if ever anything happened that I couldn’t drive or whatever, the bus is there and that’s what I like now.”*

*“We were lacking the transport, we couldn’t walk to the shop because the roads were so narrow. You couldn’t go down to the pub and get back home safely. For us moving into the town, there is an awful lot more services. We can get the bus then into [local town], we can get the bus to [town] or up to Dublin. You can walk to the shop and we have a number of pubs on our doorstep.”*

Proximity to schools, social and sports clubs and facilities, and playgrounds were considered essential by participants with children.

*“Being within walking distance of things like schools, town, that was I think, a big thing.”*

*“Like, you do have to consider that for yourself, for transport, for your child, for safety and for location, for schools and for other amenities that, you know playgrounds or like football clubs and stuff like that.”*

Proximity of green spaces and parks was also important for many participants, and as noted previously, access to green areas close by for children to play in safely was very important for participants with children.

Focus group participants aged 25-40 without children highly valued amenities such as coffee shops, pubs and other social outlets. One renter spoke of how the friendliness of coffee shop staff created a feeling of friendly connection to the neighbourhood.

*“There are smaller shops and local-owned shops ... so it’s a nicer community ... like my local coffee shop knows my order.”*

Some participants noted a shift in what amenities they valued at different life stages.

*“Before that it would have been bars, pubs, night life, access into town and stuff, being close to town and that. It has probably moved from that onto the next step now with schools and creches, football teams and all that becoming more important.”*



## 5.4 Renters' Future Housing Aspirations

This section focuses on the housing aspirations of participants in the three focus groups of private renters and young adults living in the parental home. Two groups were conducted in Dublin and one in Cork. Participants in the Cork group and one of the Dublin groups were aged 25-40, while participants in the second Dublin group were older, aged 30-45. Participants in both the Cork renter and the Dublin 30-45 years renter groups had children and worked in skilled and semi-skilled manual occupations. The younger Dublin group worked in professional and supervisory occupations and did not have children. This group was a mix of private renters and those living in the parental home in order to save for a property. Eighteen participants in total are reported in this section. **See Table 6.1.**

### Future Tenure

There were differences between the three focus groups in their expectations for their future tenure. Dublin renters working in skilled and semi-skilled manual occupations did not see a future for themselves in which they would be homeowners.

*"My thoughts when I grew up, I really wanted to buy a house but like just listening to the stories, it's not the worse thing to happen if I didn't get it. Like I could be happier renting."*

Instead, they now considered what a long-term future in the private rented sector could be. Several private renters stated they would be satisfied in renting long term if they had leases that ensured long-term security of tenure and affordable rents.

*"If I had that long-term lease, we love our house. We were trying to purchase it but the landlord isn't selling. But if we had that stability I would stay there for much longer."*

*"So I think it's the price and then I think for me, having some sort of lease agreement like anyone for 25 years. Knowing that you are there, you would make it work, the price. I think some sort of lease agreement."*

In contrast, nearly all of the private renters in the Cork focus group and all of the younger Dublin participants aspired to own their home.

*"In terms of us as a family, I want my own place and that is where I see myself. Not a new house but a house for me. Just being able to do it up myself, like we said about the kids and finding friends, just the family home. In terms of having the mortgage and stuff, that is where I see myself."*

Some renters observed that homeownership was an objective shared with peers.

*"In terms of the independence... most of my friends are at that point in life [buying a property]. Everyone kind of starts doing the same things at the same time. There's an element of that when you see people around you doing a certain thing ... as well."*

Many participants remarked on differences in expectations and experience between themselves and previous generations in purchasing a property.

*"it's not like back in the day where you are in your twenties and you bought an apartment for yourself. Then you found your girlfriend and then you moved out and bought a house together - it's now, we have to think about our future now. I'm in my 30s. I thought I'd have a house by now. Most people did when my mum was my age."*

For participants not in a relationship, there was agreement that buying a property by a single person was not achievable and that potentially, it could affect fundamental decisions about future relationships.

*"At the moment, the price of houses, you need two salaries to get a good mortgage. This seems really bleak ... that would be a big thing when I meet someone, that they are saving, or have a stable enough job that would be in their plan ... I don't think that's reasonable to ask."*

*"A lot of people would be doing the same thing as me or rather be at the point of buying now, still renting ... everyone is in a similar boat. Most people want to try and buy somewhere if they can. These are like the ones who are in relationships, it's a bit easier I suppose. We are probably a bit earlier on in that journey. Buying by yourself, it is more difficult."*

### Reasons for Aspiring to Homeownership

The intrinsic satisfaction of homeownership was the reason given by most aspiring homeowners in the focus groups for wanting to purchase a property. Many spoke of how rented accommodation could never be considered home. In general for participants, the meaning of home was synonymous with owning a property.

*"You can see it as a house but you know it's not yours, so you don't really see it as a home because you know it's not yours, you are only renting."*

Other reasons for wishing to become a homeowner included push factors to leave the private rented sector, including the increasing inaffordability of rents, the belief that paying rent was wasted money, the barriers to improve or adapt the property to the household's needs, or if agreed to by the landlord, having to pay for improvements without retaining the benefit when moving to another property.

Private renters shared a consensus that rent was unaffordable in Dublin.

*"I don't think anywhere in Dublin is affordable. I think it's just in comparison to what you have heard of other people's. And if you think in comparison somebody is paying €2,500 a month for a two bed two bath and you have a three bed one bath and nearly paying €1,800, that's good value."*

Paying rent as a waste of money was spoken of by one renter, a point of view shared by several participants in the homeowner focus groups.

*"If you are going to do that [pay higher rent for the same property] you might as well go to a casino and just throw the money on a number ... you are just throwing money out there. You probably could have bought two or three houses by the time ..."*

The inherent security of tenure that homeownership offered was a pull factor towards aspiring to buy a property, contrasting with the inherent lack of security of tenure in the private rented sector.

*"It's like something that [you] own, you know it's yours. Whereas if you are renting you know it's not yours. Anything can happen. There's no security in being there."*

For some renters the ability and freedom to make changes to the decoration and substance of the property was a reason for wanting to buy a property, which was thwarted when living in the private rented sector.

*"You can never do that [put finishing touches on a house] with a rented house. You can paint the walls or ceiling but ripping out a kitchen and putting in a new one, you have to go to the landlord or whatever. He is not going to spend money."*

*"I can't do what I want to it, so it's not my home."*

### Features of Future Dwelling

Gardens, parks and greenery were mentioned as desirable features of a future dwelling by some participants. Many participants with children spoke of wanting their children to have access to safe places to play with other children as a key feature when they are buying a property.

*“I would love a place that is safe for my child and where she can go out and play with other kids. That would be a big thing for me because that is how I grew up.”*

*“We would be looking to buy potentially a new build. You know the people going in would be young enough, they could have kids and an area, you know, there are kids around and there is a green where the kids could play. Where they could make friends and have a bit of a circle where they live. Just little things for building their connections as they are growing up.”*

The option to work from home had changed what some participants wanted in a property, with space for an office or office area being a consideration.

*“I would want just a separate room for an actual office and not just, either in my room or again downstairs in the kitchen area.”*

For some participants, considerations about buying an older or a new build were foremost in their decision making.

*“We are thinking about getting an older house and renovating it or whatever. Then we were looking at new builds, potentially the older house will cost you more because you have to do it up, you still have the big, heavy bill. You have a lot of work to do to make it what you want. It is fine if it is liveable and you can go in and tip away and do it bit by bit but over the long term it will cost you a lot. It could cost you as much as a new build, if not more. Where we are looking at now, they have gone up 30K in the space of a year or maybe more.”*

An energy-efficient home was also a criterion in decision making about a future home for several renters.

*“Our house was wrapped and there’s a combi boiler. It’s a B2 energy rating. And I used to live in, like, a G. It’s made a massive difference. And now when I’m looking at anything else ... I’d be thinking about bills.”*

Needing to drive to access amenities was anticipated as an emerging difficulty for participants considering living in more remote areas, whether in raising a family, or having to commute to work and impacting on quality of life.

*“Last time I shifted, it was thinking ahead to the future where I hopefully have a couple of kids. You don’t want to be in the middle of nowhere down the country, you know. It’s mum and dad’s taxi, you are having to bring them half an hour each way to school, childcare and all that kind of thing. It would actually end up costing you more again because you would have to put them into childcare, everybody would have to go to work and you are not in your neighbourhood anymore. You would be out in the countryside. It would be fine if you could work from home, I can’t work from home. I have to be in my office. So if I had an hours’ commute everyday, that’s an extra two hours a day I’m not at home.”*

### Affordability

For renters aspiring to homeownership, affordability was the key issue in being able to purchase a property.

*“Realistically, if we are renting and saving, we wouldn’t be able to actually buy where we were renting in [area], [area] because everything has gone mad. So we said we’ll go out [area], [area] way because the houses there are a little bit more affordable. So we moved to an area that we didn’t know to rent and try it out. But we have been there way longer than we thought we would because of the affordability and because your bills are adding up and rent is adding up. We actually love the area and we do want to buy in the area but we just can’t afford it.”*

The increase in housing prices impacted negatively on the prospect for renters of purchasing a property. One participant had experienced the increase in house prices directly when making bids for property and found the experience so aversive that it resulted in them setting aside their immediate plans to become a homeowner.

*“We have tried to purchase houses previously that we have just been gazumped by some many people that we just ended up stopping.”*

### Conflicting Aspirations

Aspiring owners who had considered what features and neighbourhoods they aspired to were aware that they would have to make trade-offs between different desired elements. One frequently mentioned trade-off was between location and size of the property, another was location and a need to commute for employment or having to rely on car travel to access amenities such as shops, school and social activities.

*“We probably will have to go outside of the city, maybe half-an-hour away. The houses are cheaper further away, somewhere in the city, there is no way.”*

One renter spoke of preventing anticipated regret at moving to a location they could then not leave because of affordability.

*“We moved way further out from where we both grew up to try an area because there’s too many people that have bought in an area that they can afford and they have regretted it and they are stuck. They can’t move anywhere now because again, affordability.”*





### Saving for a Deposit

Saving a deposit to purchase a property while paying rent was proving difficult for all focus group renters, made more so when the size of the deposit required increased with every increase in house prices.

*“With rent it is hard to save. Rent keeps going up and up. It is hard to save then obviously. When I was younger I thought I would have a house at a certain age, it didn't work out that way. Prices of houses are going up and up, there is no end to it. We tried before and we didn't get a mortgage, we said we would save for another few years again. It is stressful. With the rent going up as well it is hard to put away that extra bit you want to put away.”*

While for some participants who had moved back to their parents' home, saving was made possible by the move but at the loss of feeling independent and launching into the next stage of life.

*“I am happy to be at home and saving but I'm also just turned 27 and living at home with my parents. I would probably prefer a bit of independence but at the same time, for where I am right now, I'm trying to save. So it suits but long-term it's not where I would like to be.”*

As one renter noted, moving home was not an option for everyone and it made saving for a deposit seem more onerous.

*“I'm originally from [county] and two of them have just bought houses in the last two months. It's annoying in a way, watching them, because they were living at home saving all their money, which is great for them and now they've got their houses but it's so hard to save while renting. And then it's going up every year and the bills [are] going up.”*

Many talked about steps they were taking to economise.

*“I think when you are saving your whole mindset changes a little bit generally.”*

*“If you are saving you are making lunch to take to work every day. Some people are very frugal in that sense. I shop in [supermarket] I find you can get every piece of food bought in [supermarket] once a week, so I don't have to put myself in that situation where I want to get a takeaway or whatever.”*

One renter noted the impact that economising to be able to save had on their quality of life, a view shared by other renters in the focus groups.

*“I'm doing nothing at the weekend just chilling. And thankfully other friends are in the same boat, so we can do nothing together!”*

*“It's just trying to get a mortgage. But then people are asking to do stuff, or it's continuously someone's big birthday or a holiday that we want to go on. And going, 'no I don't have the money' can get quite hard as you see everyone else going off doing it. I would say at times it would affect me.”*

Another difficulty mentioned by some renters were unexpected change or loss of employment which undermined their ability to save a deposit or qualify for a mortgage.

*“I would like to say I can't rent but I couldn't anyway keep going the way I am going, but the other side of it is my partner lost her job in January, so whatever we had saved went into the house. It's gone. So we didn't save in January when she went. Whatever we were planning on doing or trying to do, we are back to square one now. I keep saying it could be worse.”*

### Seeking Mortgage Approval

Participants who had applied for mortgage approval found the process intrusive, with every transaction queried, not only expenditure but also lodgements.

*“They [mortgage brokers] literally want to know what colour underwear you are wearing”*

With their financial activities scrutinised for what seemed to be a long period of time after saving a deposit.

*“You save for years and years and years just to get a certain amount of money and between the two of you. And then literally for 12 months, you can't do anything else, so you have struggled and then you have to struggle even further.”*

Several participants had experience of a mortgage offer being reduced if the applicant had children or mentioned they intended to start a family.

*“my friend went [for mortgage approval] and she mentioned a child but it was her niece. And they straight off said, 'oh you have kids?' And she said, 'no'. And they straight off said X amount was taken off of you, not taken off of you but minus from the overall amount you could get for a mortgage.”*

It could feel to participants as if mortgage lenders decided a person's life progress and not the person themselves.

*“It's nearly like, not a race to get a mortgage but you would want to get the mortgage approved, have a house, then have the kids. Otherwise you are getting less.”*

Many participants stated that being able to meet monthly rental payments should be a criteria in qualifying for a mortgage.

*“They [mortgage providers] don't take into consideration that you are renting for the last eight, ten years, you can consistently show that you are paying someone else's mortgage ... Why does this person have to save up a 10%, 20% deposit when they have already probably paid that twice over in someone else's mortgage?”*

Another difficulty some renters had experienced was being refused a mortgage or the offer-time period had run out.

*“It is a possibility [that would not be able to purchase a property], we have tried for a mortgage a couple of times. She [partner] is part-time since [child] was born, it could happen as houses go up and it is hard to get a mortgage. We have to expect this as well”*

# Chapter 6 Publications and Data in the National Study Series

This chapter provides an overview of reports, published and planned, and datasets, as part of the National Study of Housing Experiences, Attitudes and Aspirations in Ireland series.

The Housing Agency has published six reports and two working papers in the series: three reports and two working paper using the data from the 2018 wave; *Apartment Living in Ireland 2019* from the 2019 wave; *Residential satisfaction during the Covid-19 pandemic 2020* from the 2020 wave; and *Residential satisfaction in Ireland 2023* from the 2023 wave. All reports and working papers are available on The Housing Agency website: [www.housingagency.ie](http://www.housingagency.ie).

The 2018 and 2019 quantitative datasets are available to academics and researchers through the Irish Social Science Data Archive (ISSDA) in UCD. The datasets for 2020 and 2023 will also be deposited with ISSDA. Qualitative data will be deposited with the Irish Qualitative Data Archive in Maynooth University.

## Published Reports

Report 1. Drivers of residential satisfaction and aspirations in Ireland (2018).

Report 2. Irish residential satisfaction (2018).

Report 3/4. Housing experiences of renters and owners in Ireland (2018).

Apartment living in Ireland 2019.

Residential satisfaction during the covid-19 pandemic in Ireland 2020.

Residential satisfaction in Ireland 2023.

## Planned Analysis and Reports

Further analysis highlighting diverse topics from the study series, using descriptive and inferential statistics, will be published online in a series on The Housing Agency's Data Hub.



# Appendix 1 Dwelling Profile

Table A1.1: Year of construction by tenure (n = 1,212)<sup>36</sup>

	Total	Outright owners	Mortgaged owners	Private renters	Social renters	Live rent free
	n = 1,212	n = 380	n = 320	n = 253	n = 165	n = 94
Before 1919	5%	9%	3%	4%	1%	3%
1919 - 1945	7%	10%	5%	6%	6%	2%
1946 - 1960	8%	12%	4%	7%	7%	4%
1961 - 1970	6%	11%	2%	5%	5%	5%
1971 - 1980	12%	19%	8%	10%	9%	4%
1981 - 1990	11%	12%	8%	13%	16%	10%
1991 - 2000	18%	17%	17%	17%	10%	47%
2001 - 2005	11%	6%	16%	15%	13%	5%
2006 - 2011	11%	4%	18%	11%	18%	8%
2012 or later	11%	2%	18%	13%	16%	11%

Table A1.2: Year of construction by region and by urban / rural classification (n = 1,212)<sup>37</sup>

	Total	Dublin	Leinster exc. Dublin	Munster	Connacht / Ulster	Urban	Rural
	n = 1,212	n = 352	n = 321	n = 326	n = 213	n = 800	n = 412
Before 1919	5%	4%	2%	8%	5%	3%	8%
1919 - 1945	7%	9%	7%	4%	7%	7%	6%
1946 - 1960	8%	13%	5%	5%	7%	9%	4%
1961 - 1970	6%	6%	5%	4%	8%	6%	7%
1971 - 1980	12%	12%	9%	13%	13%	12%	11%
1981 - 1990	11%	11%	12%	13%	10%	10%	14%
1991 - 2000	18%	14%	16%	19%	26%	18%	18%
2001 - 2005	11%	6%	14%	14%	11%	10%	14%
2006 - 2011	11%	10%	13%	12%	11%	11%	13%
2012 or later	11%	16%	15%	8%	2%	14%	6%

36, 37 Some totals do not sum to 100% due to rounding

**Table A1.3: Dwelling type by tenure (n = 1,212)<sup>38</sup>**

	Total n = 1,212	Outright owners n = 380	Mortgaged owners n = 320	Private renters n = 253	Social renters n = 165	Live rent free n = 94
House (2 storeys or more)	69%	67%	83%	61%	58%	71%
Bungalow	19%	31%	13%	13%	16%	19%
Apartment	12%	2%	5%	26%	26%	10%

**Table A1.4: Dwelling type by region and by urban / rural classification (n = 1,212)<sup>39</sup>**

	Total n = 1,212	Dublin n = 352	Leinster exc. Dublin n = 321	Munster n = 326	Connacht / Ulster n = 213	Urban n = 800	Rural n = 412
House (2 storeys or more)	69%	73%	68%	73%	57%	73%	60%
Bungalow	19%	7%	27%	15%	35%	11%	35%
Apartment	12%	20%	5%	12%	8%	16%	4%

**Table A1.5: Average number of bedrooms and living rooms per dwelling by tenure (n = 1,212)**

	Total n = 1,212	Outright owners n = 380	Mortgaged owners n = 320	Private renters n = 253	Social renters n = 165	Live rent free n = 94
Average no. of bedrooms	3.14	3.33	3.35	2.93	2.53	3.27
Average no. of living rooms	1.69	1.83	1.81	1.46	1.39	1.69

**Table A1.6: Average number of bedrooms and living rooms per dwelling by region and by urban / rural classification (n = 1,212)**

	Total n = 1,212	Dublin n = 352	Leinster exc. Dublin n = 321	Munster n = 326	Connacht / Ulster n = 213	Urban n = 800	Rural n = 412
Average no. of bedrooms	3.14	2.93	3.31	3.12	3.24	3.03	3.34
Average no. of living rooms	1.69	1.52	1.76	1.61	1.96	1.6	1.85

**Table A1.7: Presence of dwelling features by tenure (n = 1,212)**

	Total n = 1,212	Outright owners n = 380	Mortgaged owners n = 320	Private renters n = 253	Social renters n = 165	Live rent free n = 94
Private garden (including patio / yard / courtyard)	83%	94%	90%	70%	61%	91%
My own front garden	74%	11%	26%	51%	53%	71%
Own parking space	81%	88%	84%	75%	66%	79%
Garage (private or communal)	23%	35%	23%	17%	6%	26%
Own balcony / roof terrace	8%	4%	4%	16%	11%	7%
Communal gardens or other space	13%	8%	16%	15%	16%	4%
Lift	3%	0%	0%	10%	5%	0%
Secure place to park bike	44%	50%	49%	37%	31%	28%
Separate secure storage space on-site	25%	34%	28%	19%	8%	15%
Electric vehicle charging point	5%	4%	8%	3%	4%	12%
Shared TV / satellite dish	21%	21%	24%	18%	18%	20%
On-site security / concierge presence	7%	8%	7%	6%	6%	4%
Post parcel holding facility	10%	10%	9%	13%	7%	7%
Office space	17%	14%	26%	19%	4%	10%
Broadband / internet access	80%	75%	88%	84%	72%	78%

## Appendix 2

# Sample Profile by Tenure

**Table A1.8: Presence of dwelling features by region and urban / rural classification (n = 1,212)**

	Total n = 1,212	Dublin n = 352	Leinster exc. Dublin n = 321	Munster n = 326	Connacht / Ulster n = 213	Urban n = 800	Rural n = 412
Private garden (including patio / yard / courtyard)	83%	75%	93%	77%	91%	79%	91%
My own front garden	74%	60%	70%	74%	82%	65%	82%
Own parking space	81%	72%	85%	78%	93%	74%	94%
Garage (private or communal)	23%	16%	26%	26%	44%	14%	41%
Own balcony / roof terrace	8%	13%	4%	6%	6%	9%	4%
Communal gardens or other space	12%	20%	14%	8%	5%	16%	5%
Lift	3%	6%	1%	3%	*	4%	*
Secure place to park bike	44%	37%	37%	52%	47%	43%	43%
Separate secure storage space on site	25%	20%	20%	29%	29%	22%	29%
Electric vehicle charging point	5%	8%	4%	6%	6%	7%	3%
Shared TV / satellite dish	21%	24%	16%	22%	22%	21%	20%
On-site security / concierge presence	7%	12%	2%	8%	5%	9%	3%
Post parcel holding facility	10%	15%	4%	10%	9%	12%	5%
Office space	17%	22%	14%	15%	14%	18%	13%
Broadband / internet access	80%	86%	72%	83%	76%	84%	72%

**Table A2.1: Sample profile by tenure (n = 1,212)<sup>40</sup>**

Within category percentages					
	Outright owners n = 380	Owners with a mortgage n = 320	Private renters n = 253	Social renters n = 165	Live rent free n = 94
<b>Age group</b>					
18-24	1%	2%	21%	13%	58%
25-34	2%	15%	35%	20%	18%
35-44	5%	35%	24%	28%	10%
45-54	11%	35%	15%	14%	6%
55-64	29%	11%	4%	13%	5%
65-74	31%	2%	1%	7%	*(1)
75+	21%	2%	1%	4%	*(2)
<b>Sex</b>					
Male	47%	47%	60%	45%	43%
Female	53%	53%	40%	55%	57%
<b>Region</b>					
Dublin	27%	29%	34%	35%	14%
Leinster (exc. Dublin)	28%	33%	20%	18%	32%
Munster	26%	25%	29%	29%	29%
Connacht / Ulster	19%	13%	18%	18%	25%
<b>Urban/rural classification</b>					
Urban	58%	68%	73%	73%	59%
Rural	42%	32%	27%	27%	41%

<sup>40</sup> Not all within category percentages sum to 100% due to rounding.

Table A2.1: Sample profile by tenure (n = 1,212)<sup>40</sup>, continued

Within category percentages					
	Outright owners	Owners with a mortgage	Private renters	Social renters	Live rent free
	n = 380	n = 320	n = 253	n = 165	n = 94
<b>Employment status</b>					
Full-time employed	22%	66%	64%	18%	35%
Part-time employed	6%	5%	10%	16%	9%
Self-employed or working family business	4%	6%	5%	1%	1%
Unemployed in receipt of social or community welfare benefit	3%	4%	3%	23%	5%
Third level education (inc. vocational re/training)	-	1%	6%	2%	37%
Unable to work – sickness or disability	3%	0%	3%	10%	6%
Retired	54%	7%	2%	10%	2%
Looking after family home	8%	10%	5%	16%	4%
Prefer not to say	1%	-	2%	2%	-
<b>Educational attainment</b>					
Some primary (not complete)	1%	-	-	-	-
Primary or equivalent	9%	2%	3%	8%	-
Inter / junior / group certificate or equivalent	17%	5%	4%	22%	4%
Leaving certificate or equivalent	36%	20%	26%	39%	42%
Diploma / certificate	12%	14%	17%	13%	25%
Primary degree	11%	23%	22%	10%	19%
Postgraduate/higher degree	13%	34%	26%	7%	10%
Doctorate	1%	1%	1%	-	-
None	-	-	-	1%	-
Prefer not to say	1%	0%	2%		-

40 Not all within category percentages sum to 100% due to rounding.

Table A2.1: Sample profile by tenure (n = 1,212)<sup>40</sup>, continued

Within category percentages					
	Outright owners	Owners with a mortgage	Private renters	Social renters	Live rent free
	n = 380	n = 320	n = 253	n = 165	n = 94
<b>Socioeconomic group</b>					
AB	9%	22%	11%	1%	6%
C1	26%	49%	41%	13%	36%
C2	21%	14%	22%	23%	20%
DE	33%	12%	21%	62%	27%
F	11%	3%	3%	-	11%
<b>Ethnicity</b>					
White or White Irish	97%	93%	81%	84%	92%
White Irish Traveller	1%	-	2%	5%	-
Black or Black Irish	1%	2%	3%	5%	2%
Asian or Asian Irish	1%	4%	10%	2%	3%
Arabic	-	*(1)	*(1)	-	-
Mixed / Other	-	1%	3%	3%	3%
Prefer not to say	-	1%	1%	-	-
<b>Country of birth</b>					
Ireland	96%	88%	76%	82%	88%
Outside of Ireland	4%	12%	24%	18%	12%

40 Not all within category percentages sum to 100% due to rounding.

Table A2.1: Sample profile by tenure (n = 1,212)<sup>40</sup>, continued

Within category percentages					
	Outright owners	Owners with a mortgage	Private renters	Social renters	Live rent free
	n = 380	n = 320	n = 253	n = 165	n = 94
<b>Marital status</b>					
Married/in civil partnership	58%	79%	43%	33%	5%
Single – never married or in civil partnership	17%	12%	48%	45%	87%
Divorced	4%	3%	1%	5%	-
Widowed	17%	3%	2%	7%	2%
Separated	4%	4%	5%	7%	5%
Prefer not to say	1%	0%	1%	4%	1%
<b>Household consumption</b>					
One person	32%	9%	9%	22%	3%
Couple without children	36%	20%	23%	5%	-
Couple with children	22%	61%	36%	35%	48%
Couple without children and with other persons (sharing)	*(1)	-	-	1%	1%
Couple with children and with other persons (sharing)	*(1)	3%	2%	-	4%
One parent with children	4%	6%	8%	30%	19%
One parent with children, and with other persons (sharing)	1%	-	1%	2%	6%
Non-family household - houseshare	*(1)	1%	17%	2%	2%
Other (please specify)	3%	1%	3%	3%	13%
Prefer not to say	1%	-	2%	1%	3%

40 Not all within category percentages sum to 100% due to rounding.

Table A2.1: Sample profile by tenure (n = 1,212)<sup>40</sup>, continued

Within category percentages					
	Outright owners	Owners with a mortgage	Private renters	Social renters	Live rent free
	n = 380	n = 320	n = 253	n = 165	n = 94
<b>Living with spouse/partner as part of the household</b>					
Yes	58%	81%	54%	41%	8%
No	40%	18%	45%	58%	88%
Prefer not to say	1%	*(1)	*(2)	1%	4%
<b>Household size (Number of persons)</b>					
1	32%	9%	9%	22%	3%
2	41%	24%	32%	21%	14%
3	15%	16%	30%	18%	36%
4	7%	28%	12%	21%	26%
5	4%	18%	13%	12%	18%
6	1%	4%	2%	5%	-
7 - 11	-	1%	3%	3%	3%
<b>Adult children</b>					
Live in the household	22%	20%	15%	26%	75%

40 Not all within category percentages sum to 100% due to rounding.

## Appendix 3 Renter Classification

### Rental Sector Classification

This report applies the classification that was used in the 2018 wave to provide consistency in the tenure classification for those living in the rented sector.

- Renters in receipt of rent supplement are included in the private sector analysis, except for renters who reported they lived in an Approved Housing Body dwelling, who are included in the social sector analysis.
- Renters in receipt of RAS are included in the social sector analysis.
- Renters in receipt of HAP are included in the social sector analysis.

## Appendix 4 Additional Analysis

**Table A4.1: Housing satisfaction by tenure (n = 1,212)<sup>41</sup>**

	Total	Outright owners	Owners with mortgage	Private renters	Social renters	Live rent free
	n = 1,212	n = 380	n = 320	n = 253	n = 165	n = 94
Very satisfied	51%	65%	60%	29%	38%	60%
Satisfied	38%	28%	33%	58%	39%	31%
Neither / nor	5%	2%	3%	7%	10%	5%
Dissatisfied	2%	1%	1%	2%	8%	2%
Very dissatisfied	4%	4%	3%	5%	5%	1%

**Table A4.2: Housing satisfaction by urban / rural classification (n = 1,212)**

	Total	Urban	Rural
	n = 1,212	n = 800	n = 412
Very satisfied	52%	51%	55%
Satisfied	37%	40%	32%
Neither / nor	5%	4%	5%
Dissatisfied	2%	2%	2%
Very dissatisfied	4%	3%	6%

**Table A4.3: Housing satisfaction by age group (n = 1,212)<sup>42</sup>**

	Total	18-24	25-34	35-44	45-54	55-64	65-74	75+
	n = 1,212	n = 139	n = 194	n = 247	n = 218	n = 178	n = 139	n = 97
Very satisfied	52%	48%	34%	47%	55%	59%	67%	66%
Satisfied	37%	42%	50%	42%	36%	28%	27%	27%
Neither / nor	5%	4%	10%	5%	3%	5%	1%	2%
Dissatisfied	2%	0%	4%	3%	3%	2%	1%	1%
Very dissatisfied	4%	6%	3%	4%	3%	5%	4%	4%

41, 42 Some totals do not sum to 100% due to rounding



**Table A4.4: Housing satisfaction statements by region and urban / rural classification, % 'completely true' (n = 1,212)**

	Total	Dublin	Leinster excl. Dublin	Munster	Connacht / Ulster	Urban	Rural
	n = 1,212	n = 352	n = 321	n = 326	n = 213	n = 800	n = 412
I do not find it difficult to live in this home	66%	70%	58%	71%	64%	68%	63%
My home is suited to my needs	64%	68%	60%	64%	66%	65%	64%
I have chosen to live in this home	71%	74%	69%	73%	71%	70%	73%
I enjoy living in this home	68%	69%	64%	70%	71%	68%	70%

**Table A4.5: Worked from home as a consequence of the covid-19 pandemic by region (n = 668) and urban / rural classification (n = 668)<sup>43</sup>**

	Total	Dublin	Leinster excl. Dublin	Munster	Connacht / Ulster	Urban	Rural
	n = 668	n = 214	n = 170	n = 173	n = 111	n = 450	n = 218
Yes, now working in the office / workplace full-time	10%	11%	11%	8%	10%	11%	8%
Yes, now working a blended working pattern	15%	21%	18%	11%	6%	18%	10%
Yes, still working from home full-time	11%	16%	10%	12%	3%	13%	8%
Did not work during the pandemic	7%	8%	8%	5%	5%	8%	5%
No	57%	44%	53%	65%	75%	51%	69%

43 Some totals do not sum to 100% due to rounding

**Table A4.6: Neighbourhood satisfaction by tenure (n = 1,212)**

	Total	Outright owners	Owners with mortgage	Private renters	Social renters	Live rent free
	n = 1,212	n = 380	n = 320	n = 253	n = 165	n = 94
Very satisfied	54%	64%	61%	35%	45%	54%
Satisfied	38%	28%	32%	55%	43%	38%
Neither / nor	4%	1%	4%	6%	9%	4%
Dissatisfied	1%	1%	1%	2%	2%	1%
Very dissatisfied	3%	6%	2%	2%	1%	3%

**Table A4.7: Neighbourhood satisfaction by urban / rural classification (n = 1,212)**

	Total	Urban	Rural
	n = 1,212	n = 800	n = 412
Very satisfied	54%	51%	59%
Satisfied	38%	42%	29%
Neither / nor	4%	4%	5%
Dissatisfied	1%	1%	1%
Very dissatisfied	3%	2%	6%

**Table A4.8: Neighbourhood satisfaction by age groups (n = 1,212<sup>44</sup>)**

	Total	18-24	25-34	35-44	45-54	55-64	65-74	75+
	n = 1,212	n = 139	n = 194	n = 247	n = 218	n = 178	n = 139	n = 97
Very satisfied	54%	47%	37%	50%	54%	57%	68%	74%
Satisfied	38%	43%	52%	40%	39%	33%	24%	21%
Neither / nor	4%	5%	9%	6%	3%	2%	1%	2%
Dissatisfied	1%	1%	2%	1%	1%	2%	-	1%
Very dissatisfied	3%	3%	1%	3%	2%	6%	6%	2%

44 Some totals do not sum to 100% due to rounding



**Table A4.9: Attitude to neighbourhood (n = 1,212)<sup>45</sup>**

	I would like to stay here long-term	I would recommend this neighbourhood to friends looking for a place to live	My neighbourhood is a good place to raise children	It is important for me to live close to other family members
Not at all true	7%	1%	2%	8%
Slightly true	4%	3%	3%	7%
Somewhat true	10%	7%	8%	15%
Mostly true	18%	24%	24%	22%
Completely true	60%	64%	62%	48%



**Table A4.10: Assessment and perceptions of neighbourhood attributes (n = 1,212)**

% Excellent	Total n = 1,212	Outright owners n = 380	Owners with mortgage n = 320	Private renters n = 253	Social renters n = 165	Live rent free n = 94
Feeling safe in the area	45%	51%	49%	41%	31%	51%
Enjoyment of living in this home	45%	50%	52%	36%	30%	39%
Calmness of living in the area	44%	49%	50%	41%	29%	44%
Happiness with the neighbourhood environment	43%	51%	50%	34%	27%	44%
Quality of neighbourhood	43%	40%	48%	37%	27%	45%
Access to recreational parks / green areas	40%	43%	42%	41%	28%	32%
Feeling close to everything	39%	41%	42%	41%	31%	47%
Ease of getting to supermarkets or other shops	38%	38%	40%	40%	27%	35%
Good quality schools	36%	40%	40%	31%	27%	44%
Access to public amenities easily (cafés, restaurants, pubs)	33%	33%	34%	36%	25%	29%
Access to public services easily (library, community centre, health, church)	32%	32%	35%	32%	28%	33%
How attractive the buildings are	30%	36%	33%	24%	19%	30%
Public transport	26%	25%	22%	34%	21%	26%

**Table A4.11 Incidence of those living in the area in which they grew up by tenure (n = 1,212)**

	Total n = 1,212	Outright owners n = 380	Owner with mortgage n = 320	Private renter n = 253	Social renter n = 165	Live rent free n = 94
Yes	32%	41%	25%	25%	38%	66%
No	68%	59%	75%	75%	62%	34%

<sup>45</sup> Some totals do not sum to 100% due to rounding

**Table A4.12 Incidence of living near family by tenure (n = 1,212)**

	Total n = 1,212	Outright owners n = 380	Owner with mortgage n = 320	Private renter n = 253	Social renter n = 165	Live rent free n = 94
Yes	59%	72%	55%	42%	64%	85%
No	41%	28%	45%	58%	36%	15%

**Table A4.13: Why currently renting by region and urban / rural classification (n = 418)<sup>46</sup>**

	Total n = 418	Dublin n = 143	Leinster excl. Dublin n = 81	Munster n = 120	Connacht / Ulster n = 74	Urban n = 306	Rural n = 112
I have applied for a cost rental home	1%	-	-	3%	-	-	3%
Only in the area for a limited time (short term lease)	4%	3%	4%	8%	1%	4%	5%
Currently looking to buy, haven't found suitable home to buy yet	4%	6%	5%	2%	3%	4%	5%
Just don't want to buy a home (I am happy renting)	12%	8%	9%	20%	8%	12%	9%
I always lived in the family home	9%	7%	16%	8%	7%	8%	13%
I am waiting to be offered social housing (local authority or approved housing body)	10%	-	19%	12%	17%	8%	16%
Not sure where I want to settle down / live long term	15%	11%	20%	18%	11%	15%	13%
It's convenient to things I need to be close to (e.g. work, college)	18%	13%	10%	19%	32%	19%	14%
Currently saving for a deposit	16%	21%	10%	15%	14%	16%	14%
Can't get a mortgage	32%	39%	24%	24%	39%	29%	37%

<sup>46</sup> Respondents could select all reasons that applied.

**Table A4.14: Views on present income by region (n = 1,196) and urban / rural classification (n = 1,194)**

	Total n = 1,196	Dublin n = 343	Leinster excl. Dublin n = 318	Munster n = 322	Connacht / Ulster n = 213	Urban n = 786	Rural n = 408
Living comfortably on present income	44%	57%	40%	37%	38%	46%	40%
Getting by on present income	39%	30%	44%	46%	36%	39%	39%
Finding it difficult on present income	11%	10%	9%	11%	17%	11%	12%
Finding it very difficult on present income	6%	3%	7%	6%	9%	4%	9%

**Table A4.15: Difficulty paying household bills each month by region (n = 1,192) and urban / rural classification (n = 1,192)<sup>47,48</sup>**

	Total n = 1,192	Dublin n = 349	Leinster excl. Dublin n = 313	Munster n = 319	Connacht / Ulster n = 211	Urban n = 786	Rural n = 406
Most of the time	7%	3%	7%	6%	11%	4%	12%
From time to time	33%	25%	37%	36%	34%	34%	30%
Almost never	26%	28%	24%	29%	22%	27%	26%
Never	34%	43%	32%	28%	33%	35%	32%

**Table A4.16: Housing cost burden by region and urban / rural classification (n = 1,157)<sup>49,50</sup>**

	Total n = 1,157	Dublin n = 340	Leinster excl. Dublin n = 306	Munster n = 301	Connacht / Ulster n = 210	Urban n = 760	Rural n = 397
No burden at all	39%	41%	40%	38%	38%	11%	14%
Somewhat of a burden	49%	49%	47%	53%	43%	49%	48%
A heavy burden	12%	9%	13%	9%	19%	40%	38%

<sup>47</sup> Excludes 'prefer not to say' responses

<sup>49</sup> Excludes 'don't know' responses.

<sup>48, 50</sup> Some totals do not sum to 100% due to rounding.

**Table A4.17: Likelihood of moving by region and urban / rural classification (n = 1,212)**

	Total n = 1,212	Dublin n = 352	Leinster excl. Dublin n = 322	Munster n = 326	Connacht / Ulster n = 212	Urban n = 800	Rural n = 412
Very unlikely	47%	40%	46%	54%	50%	43%	54%
Unlikely	13%	14%	17%	10%	8%	13%	12%
Unsure	14%	15%	14%	14%	13%	16%	12%
Likely	12%	16%	10%	10%	10%	14%	6%
Very likely	14%	15%	13%	12%	19%	14%	16%

**Table A4.18: Likelihood of moving by age group (n = 1,212) <sup>51</sup>**

	Total n = 1,212	18-24 n = 139	25-34 n = 194	35-44 n = 247	45-54 n = 218	55-64 n = 178	65-74 n = 139	75+ n = 97
Very unlikely	47%	11%	20%	35%	50%	68%	80%	85%
Unlikely	13%	11%	16%	16%	14%	12%	11%	6%
Unsure	14%	21%	17%	19%	18%	8%	4%	4%
Likely	12%	27%	18%	17%	6%	5%	1%	2%
Very likely	14%	30%	30%	13%	11%	6%	4%	3%

<sup>51</sup> Some totals do not sum to 100% due to rounding.

**Table A4.19: Reasons for being unlikely / very unlikely to move by tenure (n = 724)<sup>52</sup>**

	Total n = 724	Owner outright n = 326	Owner with mortgage n = 224	Private renter n = 51	Social renter n = 92	Live rent free n = 31
Happy in current home	76%	82%	76%	60%	62%	69%
I view this as my forever home	35%	40%	35%	15%	24%	19%
Housing too expensive	14%	7%	14%	27%	30%	25%
No housing available in area want to live in	4%	2%	4%	4%	14%	6%
Cannot afford / high upfront costs (mortgage / rental deposit)	4%	2%	5%	12%	8%	-
High demand for properties I view	3%	2%	3%	2%	8%	-
Lack of the size of the housing that is needed	3%	1%	3%	4%	8%	3%
Difficult to find a home for a single person	2%	3%	1%	10%	1%	3%
I have just bought and moved into this home	2%	1%	5%	-	-	-
Lack of social housing available	2%	1%	0%	-	10%	-

<sup>52</sup> Respondents could give more than one reason

**Table A4.20: Reasons for being likely to move (for those who responded 'unsure,' likely' and 'very likely' to move in next 5 years) by tenure (n = 488)<sup>53</sup>**

	Total n = 488	Owner outright n = 52	Owner with mortgage n = 96	Private renter n = 203	Social renter n = 74	Live rent free n = 63
To buy a home	21%	4%	5%	36%	11%	25%
To buy a larger home – more space for a growing family	21%	8%	47%	15%	12%	-
For employment / work reasons	12%	6%	10%	16%	8%	47%
To move closer to family	11%	8%	16%	8%	14%	3%
To avail of an offer of social housing	9%	-	-	8%	28%	8%
Want to move to a different neighbourhood	8%	12%	10%	8%	7%	3%
To rightsize / downsize as children grown up and left home	8%	29%	13%	4%	1%	3%
To emigrate	5%	2%	2%	8%	-	14%
For education purposes	5%	8%	1%	5%	5%	6%
Current housing situation not secure	5%	2%	1%	6%	12%	6%
To be closer to the city / town centre	5%	2%	7%	5%	3%	8%
To be closer to the countryside / green spaces / sea	6%	8%	12%	4%	3%	3%
Have to move from rented home	5%	-	-	8%	11%	2%
To live in an area with better public transport	5%	6%	8%	4%	1%	-
To save for a deposit (move back to parents)	3%	-	-	6%	1%	5%
No longer able to afford current accommodation	4%	4%	1%	5%	4%	-
To live in a dwelling in better physical condition	4%	2%	3%	3%	8%	-
To be closer to social / cultural amenities (pubs, restaurants etc.)	2%	4%	2%	2%	1%	-
To avail of an offer of a cost rental home	2%	-	-	2%	5%	-
Current home not adapted for mobility / wheelchair access / Universal Design	1%	2%	1%	-	4%	-
Current home not suited to working from home	1%	2%	1%	1%	-	-

<sup>53</sup> Respondents could give more than one reason

**Table A4.21: Most important, and any mention of, features in future home (for those who responded 'unsure,' likely,' very likely' to move home in next 5 years) (n = 488)**

	Most important	Any mention
Feeling safe in home	19%	45%
The number of bedrooms	17%	42%
Garden space	13%	35%
A large living space (e.g. living room)	8%	28%
Reliable broadband / internet access	7%	30%
A larger kitchen	6%	22%
A large home	6%	13%
It is a new home	5%	14%
A small home	5%	12%
Good storage space	5%	19%
Mobility / wheelchair accessible / Universal Design	3%	6%
Space for a home office	2%	12%
A fireplace / open hearth	1%	5%
A private driveway	1%	11%
A garage	1%	5%
It is a period home / character features	1%	3%

## Appendix 5

# Abbreviations and Glossary

**Table A4.22: Most important, and any mention of, features in future neighbourhood (for those who responded 'unsure,' likely', 'very likely' to move home in next 5 years) (n = 488)**

	Most important	Any mention
Area / house that was affordable	13%	21%
Easy commute to work / education	12%	28%
Feeling safe in neighbourhood	11%	19%
To be close to family	10%	15%
Proximity to 'good' schools	7%	20%
Friendly neighbours	6%	20%
More peaceful	5%	17%
Proximity to health services (e.g. doctor)	5%	21%
Close to the city / town centre	5%	8%
Views and pleasant surroundings	4%	18%
Proximity to public transport	4%	16%
Convenient access to shopping areas	4%	7%
Better mobility reasons / easier to get around	3%	22%
Proximity to friends	3%	18%
Close social / cultural amenities in this area (pubs, restaurants etc.)	2%	14%
Proximity to a favourite activity	2%	9%
Proximity to support services networks (child minding, etc.)	2%	9%
Close to the countryside / green spaces	2%	18%

**Table A5.1: Abbreviations and glossary**

Abbreviation	Term	Definition
AHB	Approved housing body	Also called housing associations or voluntary housing associations, AHBs are independent, not-for-profit organisations. They provide affordable rented housing for people who cannot afford to pay private sector rents or buy their own homes; or for particular groups, such as older people or people who are homeless.
CAPI	Computer-assisted personal interviewing	An interviewing technique whereby the interviewer uses an electronic device to capture a participant's responses to the survey questions
HAP	Housing assistance payment	The Housing Assistance Payment (HAP) is a form of social housing support for people who have a long-term housing need. HAP will eventually replace long-term Rent Supplement. The scheme is administered by local authorities, who pay landlords directly.
LA	Local authority	Local authorities are responsible for public services and facilities in a particular area. They provide affordable rented housing for people who cannot afford to pay private sector rents or buy their own homes; or for particular groups, such as older people or homeless people.
	Owners	Owners include those with and without a mortgage. This study refers to owners and these are owner-occupiers only and not landlord owners.
	Private renter	Private renter refers to those renting from a private landlord and not in receipt of RAS or HAP.
RAS	Rental accommodation scheme	RAS is a social housing support introduced to cater for the accommodation needs of persons who are in receipt of long-term rent supplement. Under the RAS scheme, private rented properties provide an additional source of rental accommodation for eligible persons.
	Social renter	Social renter refers to those renting from a local authority or an AHB; and those in receipt of HAP or RAS renting from a private landlord. See Appendix 3.
	Socioeconomic groups	AB: Higher and intermediate managerial, administrative, professional occupations C1: Supervisory, clerical and junior managerial, administrative, professional occupations C2: Skilled manual occupations DE: Semi-skilled and unskilled manual occupations, unemployed and lowest grade occupations F: Farmer





**An Ghníomhaireacht  
Tithíochta**  
The Housing Agency

**The Housing Agency**

Research Section  
53 Mount Street Upper  
Dublin 2  
D02 KT73  
Ireland

**(01) 656 4100**

**[info@housingagency.ie](mailto:info@housingagency.ie)**

**[www.housingagency.ie](http://www.housingagency.ie)**