

8 June 2021

Ms. Miriam Reilly

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RE: HPLG-MOBO-01166-2021

Dear Ms. Reilly,

I have been asked by Mr. Darragh O'Brien, T.D., Minister for Housing, Local Government and Heritage, to refer to your letter to An Taoiseach, Micheal Martin T.D. regarding a resolution passed by South Dublin County Council members at a meeting held on the 14th July 2020, in relation to the Residential Tenancies Act, the contents of which has been noted.

The Residential Tenancies Acts 2004-2021 regulate the landlord-tenant relationship in the private rented sector and sets out the rights and obligations of landlords and tenants. The Residential Tenancies Board (RTB) was established as an independent statutory body under the Acts to operate a national tenancy registration system and to resolve disputes between landlords and tenants.

Over the next five years, the Programme for Government - 'Our Shared Future' commits to:

- Put affordability at the heart of the housing system;
- Prioritise the increased supply of public, social, and affordable homes;
- Progress a state-backed affordable home purchase scheme to promote home ownership;
- Increase the social housing stock by more than 50,000, with an emphasis on new builds;
- Tackle homelessness;
- Ensure that local authorities are central to delivering housing;
- Work with the private sector to ensure that an appropriate mix and type of housing is provided nationally; and
- Improve the supply and affordability of rental accommodation and the security of tenure for renters.

Acknowledging that renters in Dublin and the Greater Dublin area are facing significant housing access and affordability challenges the Government is tackling housing affordability in a number of ways to help ensure that people can provide themselves with a home - whether for rent or purchase.

The Government is committed to improving the security and affordability for renters. To achieve this, we will:

- Develop a cost rental model for the delivery of housing that creates affordability for tenants and a sustainable model for the construction and management of homes;
- Support the adequate supply of rental accommodation by ensuring equity and fairness for landlords and tenants;
- Continue the Residential Tenancies Board (RTB) change programme, transforming it into an independent and strong regulator for tenants and landlords;
- Reform the Fair Deal scheme to incentivise renting out vacant properties;
- Improve the security of tenure for tenants, through legislating for tenancies of indefinite duration, increasing RTB enforcement and examining incentives for long-term leasing; and
- Instruct local authorities as part of their housing strategies to undertake and publish a rental needs assessment.

This Department, the Housing Agency and the RTB keeps the operation of the rental market under review. Proposals for further amendments to the Residential Tenancies Acts are currently being developed, for inclusion in the General Scheme of the Housing and Residential Tenancies Bill which is expected to be submitted for Government approval in the coming months for approval to proceed to legal drafting.

I hope this information is of assistance.

Yours sincerely,

Niamh Redmond
Private Secretary