



An Roinn Tithíochta, Pleanála,
Pobail agus Rialtais Áitiúil
Department of Housing, Planning,
Community and Local Government

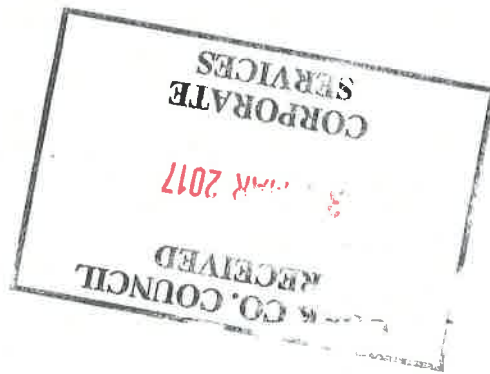


Oifig an Aire
Office of the Minister

 March 2017

Ms Nicola Radley
Senior Executive Officer
Cork County Council
County Hall
Cork

RE: REP576/SC/17



Dear Ms Radley,

I have been asked by Mr Simon Coveney, T.D., Minister for Housing, Planning, Community and Local Government to refer to your letter regarding designation of the southern side of Carrigaline as a Rent Pressure Zone.

The Housing Agency, in consultation with housing authorities, may make a proposal to the Minister that an area should be considered as a Rent Pressure Zone. Following receipt of such a proposal, the Minister requests the Director of the Residential Tenancies Board (RTB) to conduct an assessment of the area to establish whether or not it meets the criteria for designation and to report to the Minister on whether the area should be designated as a Rent Pressure Zone.

For an area to be designated a Rent Pressure Zone, it must satisfy the following criteria set out in section 24A(4) of the Residential Tenancies Act 2004 (as amended by section 36 of the Planning and Development (Housing) and Residential Tenancies Act 2016):



(i) The annual rate of rent inflation in the area must have been 7% or more in four of the last six quarters; and

(ii) The average rent for tenancies registered in the area with the RTB in the last quarter must be above the average national rent (the National Indicative Rent in the RTB's Rent Index Report) in the last quarter.

Under the Act, the Minister has no further role or discretion in proposing areas for designation as Rent Pressure Zones or in deciding whether they should be designated. The designation process is transparent, independent and based on clear objective criteria and quantifiable evidence.

The Housing Agency will continue to monitor the rental market and may recommend further areas for designation. Where, following the procedures set out in the Act, it is found at a future date that additional areas meet the criteria, they will be designated as rent pressure zones.

I hope this information is of assistance to you.

Yours sincerely,


Niamh Redmond
Private Secretary