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Tenancy at a Crossroads Analysis of Threshold's Tenancy Sentiment Survey 2020

Key Statistics

- 64% of Tenants are over 35 suggesting long term clustering in insecure accommodation
- Impact on family formation, old age, educational disadvantage
- Only 15% want to rent in private rental sector
- 57% pay more than 30% of income



Cost of Rent


- Cost higher than servicing a mortgage in parts of Dublin
- 19% spend more than 50% of income on rent
- People paying rent rather than buying food, fuel, clothing
- (SVP, Children's Rights Alliance, Erbe, Healy 2019)



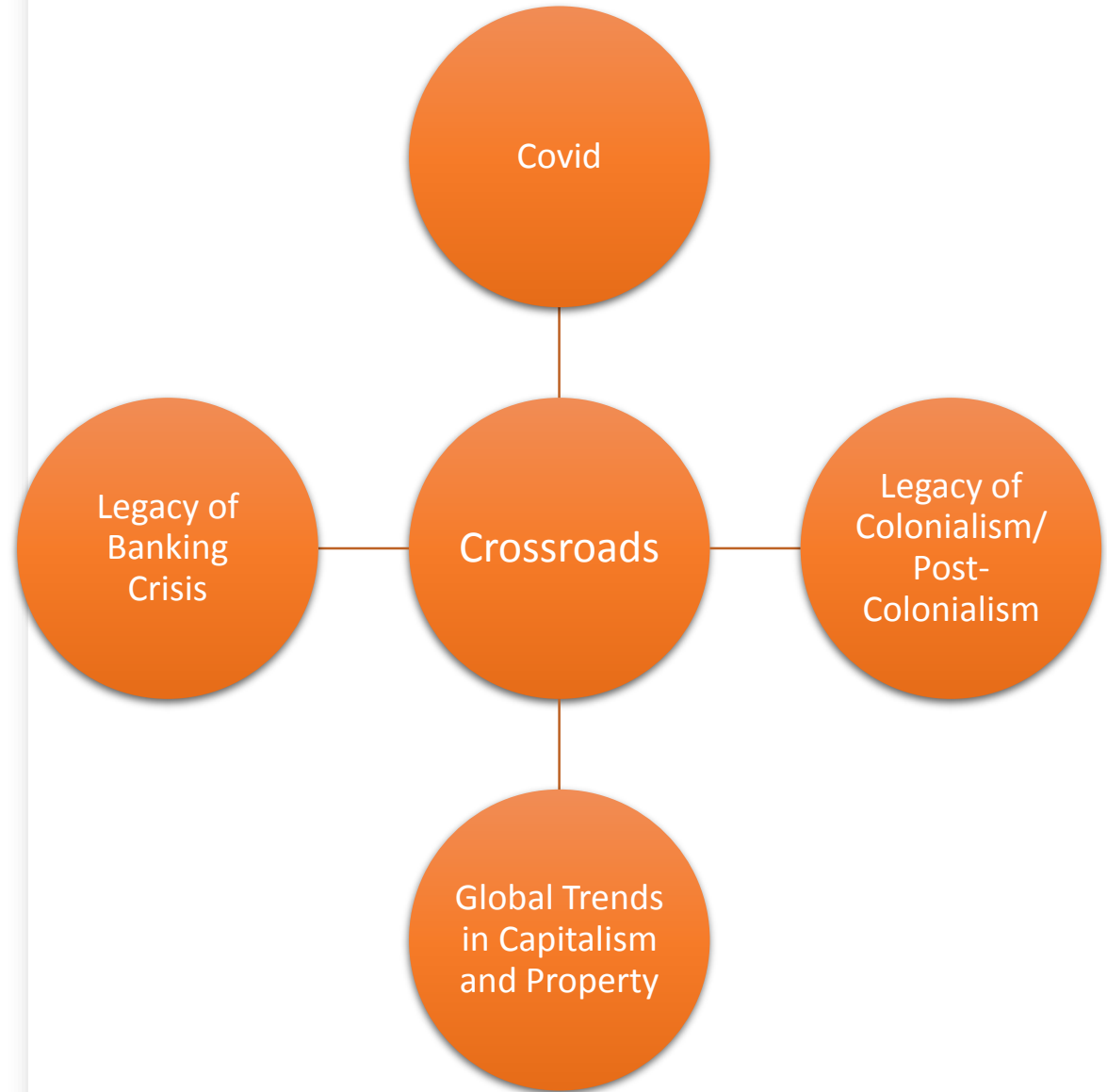
Private Renting and Covid

- Two eviction bans in 2020
- Only 46% of tenants said they felt secure in accommodation in Spring 2020
- 39% said they felt less secure in their homes in July
- 31% saw their incomes reduced due to Covid restrictions





Private Rental Market at a Crossroads





Housing in Ireland





Housing Ministers and Plans

- 2014: Social Housing Strategy: Support, Supply, Reform 2020
- 2015: A New Deal for Tenants
- 2015: Sustainable Urban Housing Design: Standards for New Apartments
- 2016: Rebuilding Ireland: Action Plan for Housing
- 2016: Help to Buy Scheme
- 2016: Planning and Development (Housing and Residential Tenancies) Act 2016
- 2017: Housing First National Implementation Plan 2018-2021
- 2017: National Planning Framework



An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta
Department of Housing,
Local Government and Heritage

Department of
Environment/
Housing

- Radically tightened its grip on housing and rental sector in Ireland since 2010
- Acts as a clearing house which dominates the crossroads

NIAMH HOURIGAN



'COMPULSIVELY
READABLE.'

KATHY SHERIDAN,
THE IRISH TIMES

'PROBING,
PERCEPTIVE AND
HIGHLY READABLE
EXPLORATION OF
THE IRISH VALUE
SYSTEM'

J. J. LEE, NEW YORK
UNIVERSITY

RULE- BREAKERS

WHY 'BEING THERE' TRUMPS

'BEING FAIR' IN IRELAND

Role of Dept of Finance in Banking Crisis

- Regling and Watson (2010)
- Honohan (2010)
- Nyberg (2011)

- Rob Wright (2010) focused specifically on Dept of Finance

Whose interests are being represented at tables where decisions are made?

- World Bank (2000)
- Process whereby private interests significantly influence a state's decision-making processes to their own advantage
- State Capture

