

# Minimum Standards for Rental Accommodation

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

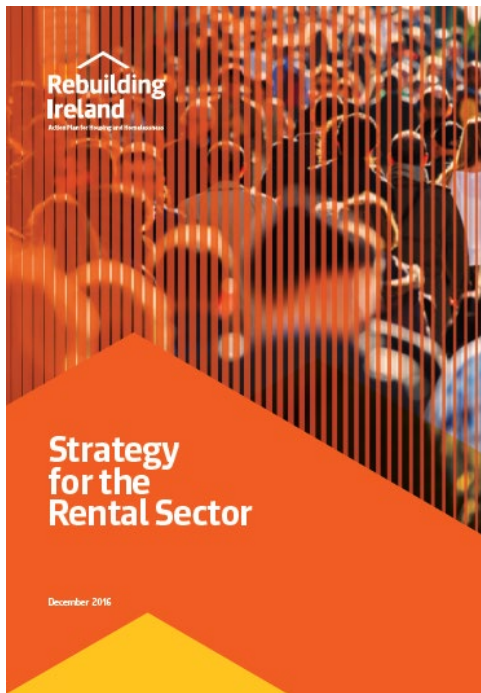


223



# Strategy for the Rental Sector

## Standards



**Key Objective:** Improve the quality and management of rental accommodation.

**Key Actions:**

- Introduce new standards regulations focusing on safety
- Increase inspections coverage and compliance through specific ring-fenced funding and annual inspections targets

# Legislative Background

- Minimum standards for rental accommodation are set out in the Housing (Standards for Rented Houses) Regulations 2019
- Under Section 18 of the Housing (Miscellaneous Provisions) Act 1992, responsibility for enforcement rests with local authorities
- LAs are required to have regard to the *Guidelines for Housing Authorities in Implementation of Minimum Standards in Rented Accommodation 2017* under Section 5 of the Housing (Miscellaneous Provisions) Act 2009

# What are the minimum standards?

- Must maintain the property in a sound state, inside and out
- Gas, oil and electricity installations in good repair and safe working order
- Safety restrictors must be fitted to windows through which a person could fall
- Carbon monoxide detector, smoke alarm and fire blanket required

# What are the minimum standards?

There are also requirements in respect of:

- Sanitation
- Heating
- Food preparation and storage
- Laundry
- Ventilation
- Lighting
- Refuse
- Pest control

# Quarterly data supplied to Department

- Quarterly rental inspection data templates from LAs to Department
- PQs, briefings, website, press queries, payments
- Questions over robustness of some submissions
- Re-inspections
- 2018 NOAC report
- Composite of 4 quarterly returns for full year figures



# New Full Year template

**Inspections of Private Rented Accommodation  
Housing (Standards for Rented Houses) Regulations 2019  
Full Year Return - Inclusive Period 1 Jan 2019 - 31 Dec 2019**

<b>TAB A - INSPECTIONS/RE-INSPECTIONS</b>	
<b>Stats sought</b>	<b>Explanation</b>
<b>RAS</b>	Enter the number of RAS properties inspected/re-inspected in 2019 ONLY
<b>HAP</b>	Enter the number of HAP properties inspected/re-inspected in 2019 ONLY
<b>COMPLAINT</b>	Enter the number of Complaint based inspections/re-inspections carried out in 2019 ONLY
<b>OTHER</b>	This is where strategic and risk based inspections/re-inspections carried out in 2019 ONLY are recorded
<b>TOTAL</b>	Enter total number of inspections/re-inspections carried out in 2019 ONLY

<b>TAB B - DWELLINGS</b>	
<b>Stats sought</b>	<b>Explanation</b>
<b>TOTAL DWELLINGS</b>	Enter the number of individual properties which were inspected/re-inspected in 2019 ONLY. Please only count each property once in each calendar year, e.g. if a property was inspected in Qtr 1 2019 and did not meet the regulations and a follow up inspection was carried out in Qtr 3 2019 please only record this as 1 dwelling. If property was inspected for first time in Qtr 4 2018 and the follow up inspection was carried out in Qtr 2 2019 this should be recorded as 1 dwelling in both 2018 and 2019.
<b>NON COMPLIANT</b>	Enter total no of properties that failed to meet each Regulations listed
<b>1st INSPECTION - NON COMPLIANT</b>	Enter the number of properties inspected in 2019 which were not compliant after 1st inspection.
<b>1st INSPECTION - COMPLIANT</b>	Enter the number of properties inspected in 2019 which were compliant after 1st inspection.
<b>COMPLIANT</b>	Enter the number of properties inspected which were deemed compliant in 2019 including those where initial inspection was carried out in the previous year e.g 1st inspection carried out in Qtr 3 2018 and property re- inspected and deemed compliant in Qtr 1 2019.
<b>IMPROVEMENT LETTERS</b>	Enter total number of Dwellings where an improvement letter was served in 2019
<b>IMPROVEMENT NOTICES</b>	Enter total number of Dwellings where an improvement notice was served in 2019
<b>PROHIBITION NOTICES</b>	Enter the total number of Dwellings where a prohibition notice was served in 2019
<b>LEGAL ACTION</b>	Enter the total number of Dwellings where Legal Action was initiated in 2019

# Inspections



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**Inspections/Re-inspections of Private Rented Accommodation  
Housing (Standards for Rented Houses) Regulations 2019**

**Full Year Return - Inclusive Period 1 Jan 2019 - 31 Dec 2019**

**Local Authority:**

*(Please include re-inspections)*

No.	INSPECTION STATISTICS	2019 (1 Jan - 31 Dec)
1	RAS (i.e. Total number of RAS inspections carried out in 2019).	
2	HAP (i.e. Total number of HAP inspections carried out in 2019).	
3	COMPLAINTS (i.e. Total number of inspections conducted in 2019 as a result of receiving a complaint <b>EXCLUDING</b> any already included under Question No. 1, 2 and 4 in this table).	
4	OTHER (i.e. Total number of OTHER inspections conducted in 2019, <b>EXCLUDING</b> any already included under Question No. 1, 2 or 3 in this table).	
5	<b>TOTAL INSPECTIONS/RE-INSPECTIONS</b>	<b>0</b>

# Dwellings

Inspections of Private Rented Accommodation

Housing (Standards for Rented Houses) Regulations 2019

Full Year Return - Inclusive Period 1 Jan 2019 - 31 Dec 2019

Local Authority:

No.	DWELLING STATISTICS	2019 (1 Jan – 31 Dec)
1	TOTAL DWELLINGS (i.e. All Dwellings inspected EXCLUDING local authority and other dwellings not covered by the Regulations, e.g. Holiday Homes). Please only count each dwelling once for each calendar year.	
2	NON-COMPLIANT (i.e. All Dwellings inspected EXCLUDING local authority and other dwellings not covered by the Regulations, e.g. Holiday Homes) that were NOT COMPLIANT with the Regulations during 2019 (please include total figure under each of the Regulations below).	
	Regulation 4 - Structural Condition	
	Regulation 5 - Sanitary Facilities	
	Regulation 6 - Heating Facilities	
	Regulation 7 - Floor Preparation, Storage and Laundry	
	Regulation 8 - Ventilation	
	Regulation 9 - Lighting	
	Regulation 10 - Fire Safety	
	Regulation 11 - Refuse Facilities	
	Regulation 12 - Gas, Oil and Electricity	
Regulation 13 - Information		
3	1st INSPECTION - NON-COMPLIANT (i.e. Total number of Dwellings inspected in 2019 that were NON COMPLIANT after the 1st Inspection).	
4	1st INSPECTION - COMPLIANT (i.e. Total number of Dwellings inspected in 2019 that were COMPLIANT after the 1st Inspection).	
5	COMPLIANT (i.e. Total number of Dwellings inspected that were deemed COMPLIANT in 2019, including those where initial inspection was carried out in the previous year but compliance was achieved in the current year).	
6	IMPROVEMENT LETTER (i.e. Total number of Dwellings where an Improvement Letter was served in 2019).	
7	IMPROVEMENT NOTICE (i.e. Total number of Dwellings where an Improvement Notice was served in 2019).	
8	PROHIBITION NOTICE (i.e. Total number of Dwellings where an prohibition notice was served in 2019).	
9	LEGAL (i.e. Total number of Dwellings where Legal Action was Initiated in 2019).	

# Reconciling Quarterly & Annual Returns

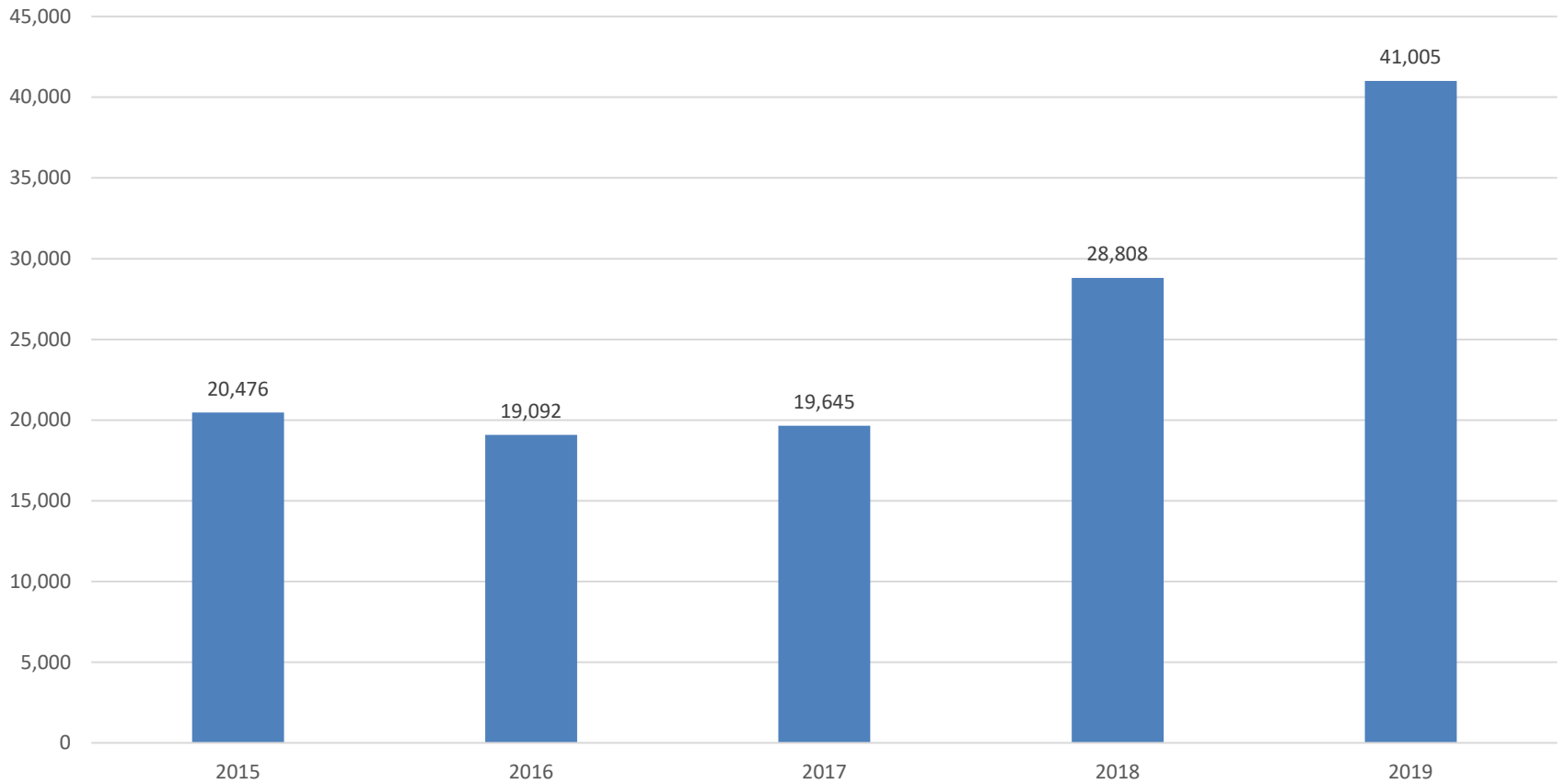
- Incorrect data submitted in Quarterly returns, corrected in Annual returns
- Not recording dwellings total correctly i.e. only record once in the calendar year.
- Typos

# Inspection Targets 2019-2021

Local Authority	Registered Tenancies at 31/12/18	2019 Inspections Target (15%)	Total Inspections Carried out in 2019	% of 2019 Target Inspections	Registered Tenancies at 31/12/18	2020 Inspections Target (20%)	2021 Inspections Target (25%)
Carlow	4,021	603	547	13.60%	4,019	804	1,005
Cavan	3,092	464	430	13.91%	3,256	651	773
Clare	5,416	812	842	15.55%	5,158	1,032	1,354
Cork County**	16,681	2,502	1410	8.45%	17,200	3,440	4,170
Donegal	6,889	1,033	1409	20.45%	19,719	3,944	1,722
Dun Laoghaire Rathdown	16,384	2,458	1223	7.46%	7,014	1,403	4,096
Fingal	21,034	3,155	4585	21.80%	75,108	15,022	5,259
Galway	6,335	950	977	15.42%	17,277	3,455	1,584
Kerry	7,979	1,197	1429	17.91%	21,416	4,283	1,995
Kildare	12,744	1,912	1261	9.89%	11,562	2,312	3,186
Kilkenny	4,621	693	709	15.34%	7,058	1,412	1,155
Laois	4,179	627	632	15.12%	8,019	1,604	1,045
Leitrim	1,653	248	277	16.76%	13,040	2,608	413
Limerick	13,981	2,097	1581	11.31%	4,753	951	3,495
Longford	2,824	424	428	15.16%	4,368	874	706
Louth	7,791	1,169	1045	13.41%	1,679	336	1,948
Mayo	6,504	976	758	11.65%	13,663	2,733	1,626
Meath	8,057	1,209	1137	14.11%	2,748	550	2,014
Monaghan	2,256	338	392	17.38%	8,398	1,680	564
Offaly	3,456	518	92	2.66%	6,673	1,335	864
Roscommon	2,982	447	492	16.50%	8,432	1,686	746
Sligo	5,607	841	790	14.09%	2,424	485	1,402
South Dublin	16,309	2,446	3230	19.81%	8,112	1,622	4,077
Tipperary	7,949	1,192	1171	14.73%	3,592	718	1,987
Waterford	9,320	1,398	1081	11.60%	3,047	609	2,330
Westmeath	6,328	949	723	11.43%	5,322	1,064	1,582
Wexford	8,343	1,251	1267	15.19%	16,503	3,301	2,086
Wicklow*	6,628	994	606	9.14%	9,605	1,921	1,657
Cork City Council**	20,763	3,114	1042	5.02%	6,353	1,271	5,191
Dublin City Council	73,023	10,953	9099	12.46%	8,543	1,709	18,256
Galway City Council	12,196	1,829	340	2.79%	6,966	1,393	3,049
<b>TOTAL</b>	<b>325,345</b>	<b>48,802</b>	<b>41005</b>	<b>12.60%</b>	<b>331,027</b>	<b>65,069</b>	<b>81,336</b>

# Inspections from 2015 - 2019

No. of Inspections

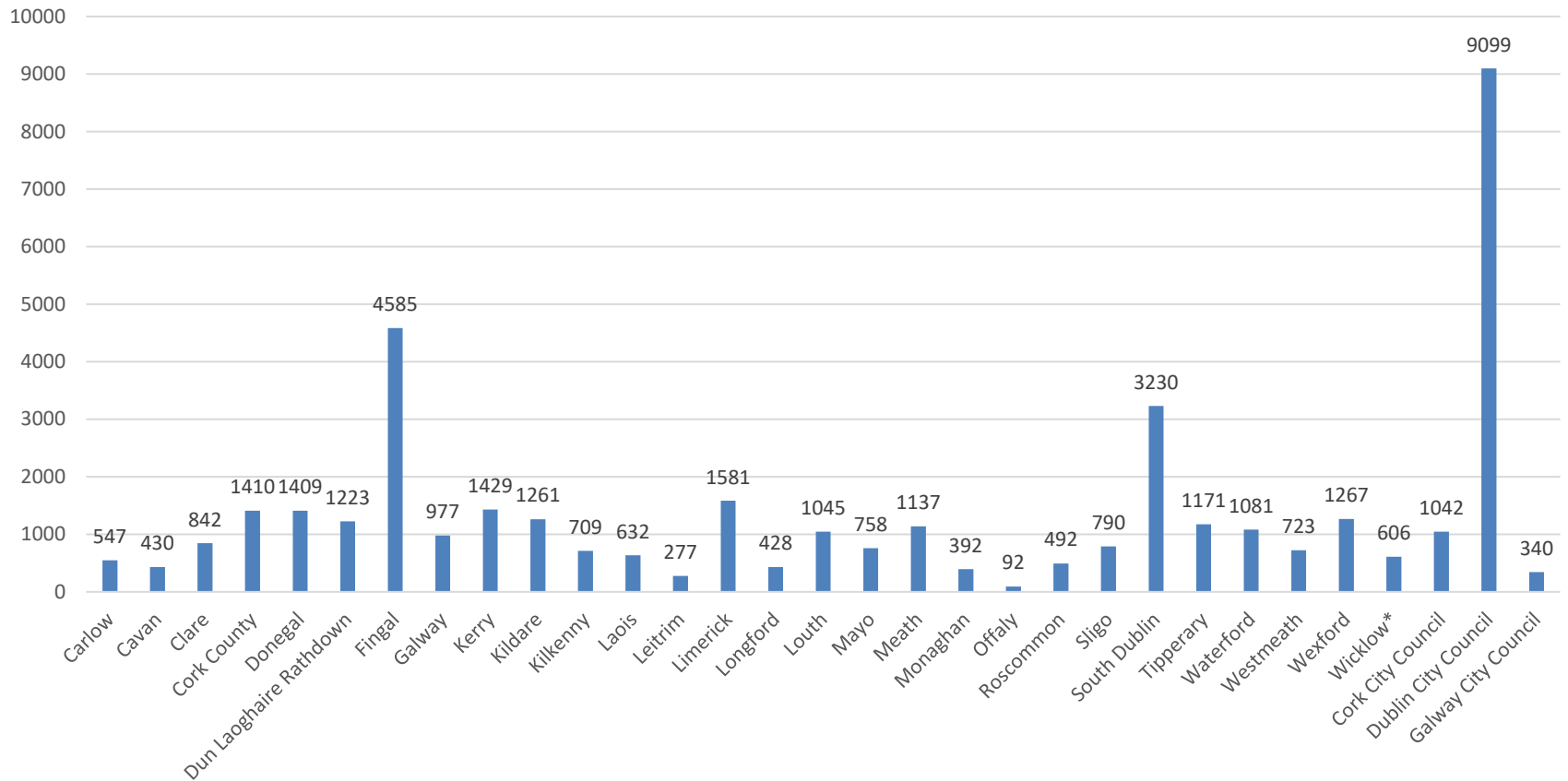


# Funding & Inspections since 2016

YEAR	FUNDS ALLOCATED	INSPECTIONS CARRIED OUT
2016	€1,702,300	19,092
2017	€2,081,100	19,645
2018	€3,070,950	28,806
2019	€5,600,000	41,005*

# Inspections 2019

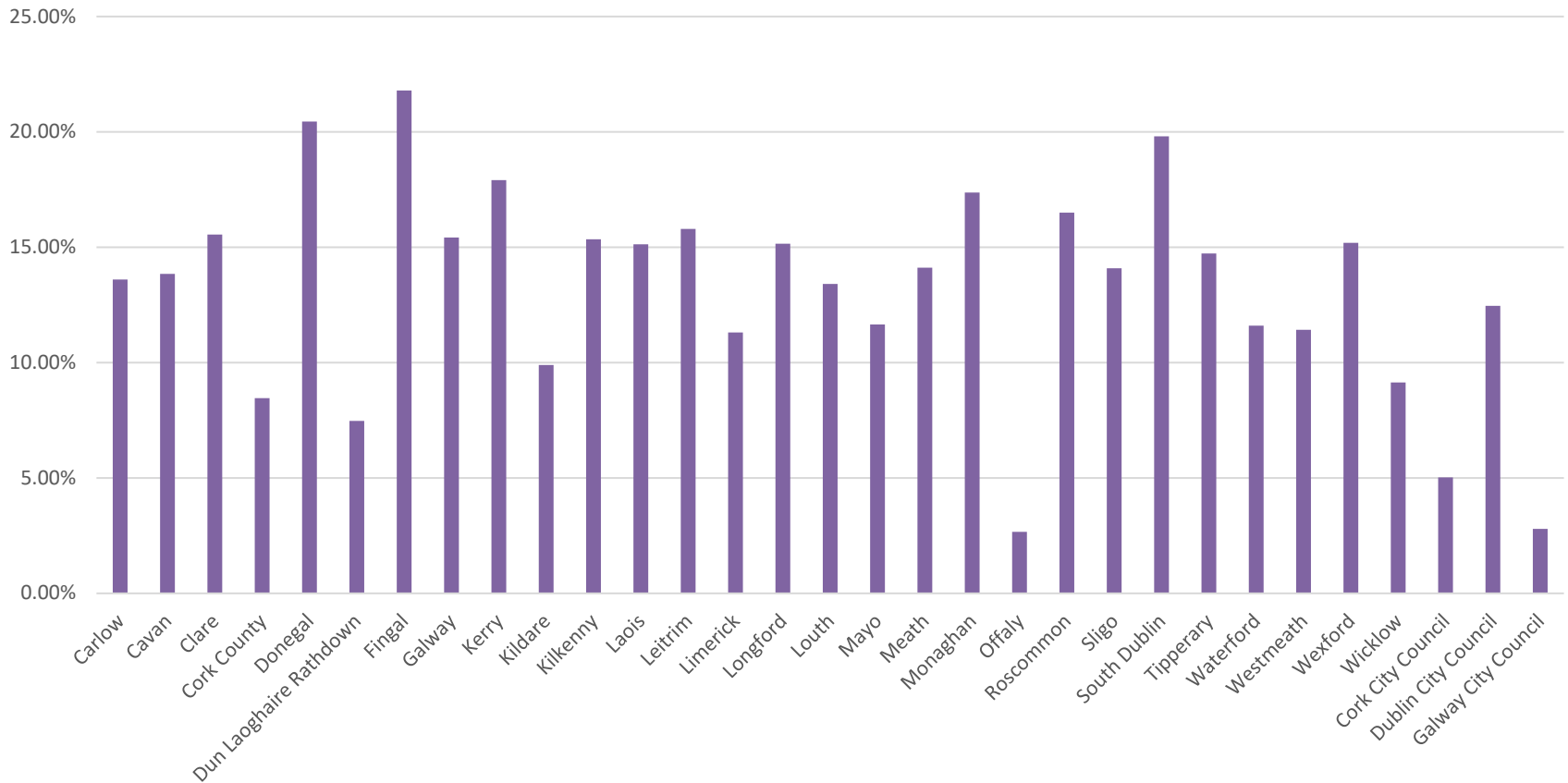
Inspections carried out in 2019





# 2019 % of Inspections

Target 15%



# Local Government Audit Service

- Increase in Exchequer funding provided to LAs for rental inspections
- Need for highest standards of financial stewardship and public accountability
- LGAS audit sample tests on inspections conducted by LAs
- Properties reported to Dept in quarterly returns selected at random
- Funding provided by Dept and inspections conducted will be reconciled

# Best Practice in Inspections

- Rental Inspections Working Group set up in 2017
- Subgroups: IT, HR and Training
- IT sub-group long-term objective to develop national standardised IT system
- In the interim, LAs should develop/purchase a suitable local IT system
- Functionality including inspection checklist, correspondence and statistics

# Best Practice in Inspections

- Focus of group to develop a best practice process that each LA can implement
- LGMA and DHPLG contracted consultants to work with sub-group, examine inspection practices and define best practice
- Numbers of workshops held
- LA members agreed new ratings of non-compliance: Minor or Substantial
- Draft of Inspections Procedures document and Rated Checklist being revised

# Thank you

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