



Rent Pressure Zone Report

Proposed Rent Pressure Zone: Gort Kinvara LEA, County Galway

Date: 28th June 2019

Having considered a request from the Minister dated 27th June 2019 in respect of the designation of Gort Kinvara, Co. Galway as a rent pressure zone, I confirm that **Gort Kinvara LEA, Co. Galway does meet the criteria** set out in Section 24A(4) of the Residential Tenancies Act 2004 (24A(4)(a) as inserted by section 36 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and 24A(4)(b) as substituted by section 8 of the Residential Tenancies (Amendment) Act 2019) for such designation.

Criteria:

Section 24A (4) of the Residential Tenancies Act 2004 (24A(4)(a) as inserted by section 36 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and 24A(4)(b) as substituted by section 8 of the Residential Tenancies (Amendment) Act 2019) states

- (a) the information relating to the area concerned, as determined by reference to the information used to compile each Rent Index quarterly report, shows that the annual rate of increase in the average amount of rent for that area is more than 7 per cent in each of at least 4 of the 6 quarters (each being a period of 3 months that is contemporaneous with the period to which the Rent Index quarterly report concerned relates) preceding the period immediately prior to the date of the proposal by the Housing Agency to the Minister under subsection (1), and
- (b) the average rent (determined by reference to the information specified in *paragraph (a)*) in the area in respect of the 3 months to which the most recent Rent Index quarterly report applies is—

Results of the Assessment

1. Criterion A - Annualised growth rate per quarter

RTB Rent Index Q1 2019: Gort Kinvara LEA, County Galway						
	1	2	3	4	5	6
Quarters	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019
Annualised percentage increase	21.79%	18.32%	13.47%	5.10%	-1.98%	21.39%
Greater or less than	>7%	>7%	>7%	<7%	<7%	>7%

Based on our analysis of the standardised average rent in the Gort Kinvara LEA, the annual rent inflation has been more than 7% in 4 out of the last 6 quarters. The Gort Kinvara LEA therefore does meet this criterion; as the average annual rent inflation for the area must be more than 7% in at least 4 of the last 6 quarters.

2. Criterion B—Standardised Average Rent in LEA Comparison

The standardised average rent for Gort Kinvara LEA is compared to the Non-GDA standardised average to determine if the LEA meets RPZ Designation Criterion B. The standardised average rent for Gort Kinvara LEA in Quarter 1 2019 was €975.20; this is 15.89% above the Non-GDA standardised average rent of €841.49. The Fermoy LEA therefore meets Criterion B.

3. Assessment Result

Based on our analysis of the data used to compile the Q1 2019 Rent Index Report, **Gort Kinvara LEA does meet the criteria**, as annualised rent inflation has been more than 7% in 4 out of the last 6 quarters and the standardised average rent is above the Non-GDA Standardised Average.

Signed:



Rosalind Carroll,
Director
Residential Tenancies Board