

Composite Guidance Note: Student-Specific Accommodation

Q1. What is a composite?

A composite is made up of between a minimum of five and a max of ten dwellings:

- being registered at the same time
- owned by the same landlord
- all dwellings must be in the same property, accessed by a **single main door** or a **single ground floor door** (if apartment complex)
- whose registrations are all received within one month of the earliest tenancy commencement date

Q2. What is considered a “Dwelling” in student- specific accommodation?

Each individual room that a student(s) resides in will be treated as 1 dwelling regardless of shared areas.

Each individual room will be treated as a dwelling. It makes no difference if there are 1 or more students in the room e.g. a twin room.

Q3. What is a composite fee?

A composite fee is a reduced fee of €170 for a composite of between a minimum of 5 and max of 10 dwellings.

Example One:

A block of 46 dwellings all accessed by a single main door, owned by the same landlord are registered at the same time. What fee must be paid?

In this example, there are 5 composites. 4 of these composites will consist of 10 dwellings and the other consists of 6. Therefore, the fee would be €850 (5 x €170)

Example two:

A landlord is renting 1 student-specific unit with 7 twin rooms to 14 students. What fee must be paid?

In this example, there is one composite consisting of 7 dwellings. Therefore, the fee would be €170.

Example three:

A landlord owns 2 apartments in the same student-specific accommodation block. One of the apartments has 9 bedrooms and the other apartment has 2 bedrooms. What fee must be paid?

In this example, there is one composite of 10 dwellings and 1 single dwelling. The composite is made up of the 9 bedrooms + 1 bedroom in other apartment (10 is the maximum to make up a composite). A single fee of €40 is owed for the final bedroom. Therefore, the fee would be €210 (€170 + €40 single dwelling fee)