



Rent Pressure Zone Report

Proposed Rent Pressure Zone: Ennis LEA

Date: 28 August 2023

Having considered a request from the Minister dated 25th of August 2023 in respect of the designation of the **Ennis** Local Electoral Area (LEA) as a rent pressure zone, I confirm that the **Ennis LEA** meets the criteria as set out in Section 24A(4) of the Residential Tenancies Act 2004 (as amended) (“the 2004 Act”) (24A(4) as inserted by section 36 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and amended by section 8(1) of the Residential Tenancies (Amendment) Act 2019) for such a designation.

Criteria:

Section 24A (4) of the 2004 Act (as amended) states:

“(4) In making a rent zone report to the Minister, the Director shall confirm whether or not the following criteria have been met—

(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—

(i) in the case of the county of Kildare, the county of Meath, the county of Wicklow or a local electoral area in any one of those counties, above the average rent in the State (other than the Dublin Area) specified in that report, or

(ii) in the case of any—

(I) other county or local electoral area, or

(II) any city, city and county or local electoral area situated in such city or city and county,

above the average rent in the State (other than the Greater Dublin Area) specified in that report.”

Methodology

In order to assess whether an area meets the RPZ designation criteria the following process for assessment is followed:

1. The RTB private tenancy data is mapped to each LEA area taking account of the changes to boundary. In producing the rent index, a standardised average rent is provided using a hedonic regression method for each LEA, as well as the following geographical groups: National Standardised Average Rent; Non-Dublin Standardised Average Rent; and, Non-GDA Standardised Average Rent. The Economic and Social Research Institute compiles the Rent Index under the direction of the RTB. The primary focus of the RTB Rent Index is to create a mix-adjusted measure of rents; that is, a measure of rents that takes account of the changing mix of properties rented in different time periods.
2. The data is also examined prior to any mix-adjustment to identify outliers and/or data entry errors. This is not a check of all the variables but is focused on those that will form a part of the mix-adjustment process.
3. The standardised rent is based on the average rent in the base period, which is then updated using the mix-adjusted index.

Results of the Assessment

1. Criterion A - Annualised Growth Rate per Quarter

RTB Rent Index Q1 2023: Ennis Local Electoral Area						
	1	2	3	4	5	6
Quarters	Q4 2021	Q1 2022	Q2 2022	Q3 2022	Q4 2022	Q1 2023
Annualised percentage increase	13.00%	5.23%	7.47%	8.98%	9.97%	17.23%
Greater or less than	>7%	<7%	>7%	>7%	>7%	>7%

Based on our analysis of the standardised average rent in the **Ennis Local Electoral Area**, the annual rent inflation has been more than 7% in 5 out of the last 6 quarters. **The Ennis Local Electoral Area therefore does meet Criterion A;** 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 Comparison

The standardised average rent for the **Ennis Local Electoral Area** is compared to the **Non-GDA** standardised average to determine if the Local Electoral Area meets RPZ Designation Criterion B. The standardised average rent for the **Ennis Local Electoral Area** in Quarter 1 2023 was €1,148.27; this is 1.32% above the Non-GDA standardised average rent of €1,133.27. **The Ennis Local Electoral Area therefore meets Criterion B.**

3. Assessment Result

Based on our analysis of the data used to compile the Quarter 1 2023 Rent Index Report, **Ennis Local Electoral Area does meet the criteria,** as annualised rent inflation has been more than 7% in 5 out of the last 6 quarters and the standardised average rent is above the Non-GDA Standardised Average.



Niall Byrne,
Director,
Residential Tenancies Board