# Majority of rental properties in South Dublin fail to meet legal standards



Data released by South Dublin County Council has revealed that a significant proportion of rental units inspected in the area last year fail to meet the minimum legal standards required for private accommodation. Specifically, the statistics reveal that three quarters, or approximately 75%, of the 4,772 rental properties inspected were found to be non-compliant with the necessary regulations.

The inspections were performed by external contractors and encompassed properties under various support schemes, including the Housing Assistance Payment and the Rental Accommodation Scheme, as well as those associated with Approved Housing Bodies. The council also conducts inspections based on complaints lodged directly by tenants. When a property is determined to be below established minimum standards, landlords are formally notified and requested to rectify the identified issues. Should landlords fail to comply after being issued improvement notices, the council may consider legal action to enforce compliance.

In 2024, the council issued a total of 4,431 improvement letters, alongside eight improvement notices. One prohibition notice was also documented during the same period. Comparatively, the 2023 data indicated a lower severity of infractions, with more than 40% of the 2,732 inspected properties found to be non-compliant, but no improvement or prohibition notices were handed out that year.

Councillor Darragh Adelaide, a representative of the People Before Profit party, expressed significant concern regarding the findings. Speaking to the Belfast Telegraph, he stated, “These figures highlight a shocking disregard for tenants’ rights and safety. Landlords are neglecting even the most basic legal standards, leaving renters to suffer the consequences.” He further emphasised disparities in enforcement between different councils, noting that while only eight improvement notices were issued in South Dublin, Dublin City Council issued 946 such notices in 2023.

Mr Adelaide critiqued what he perceives as systemic flaws in government housing policy over the years, arguing that legislative focus has been more favourable to landlords than to tenants. He remarked, “For years, successive governments have prioritised landlords’ profits over tenants’ rights. Rents are soaring while the number of homes constructed fell by nearly 7% in 2024. Relying on the private market to deliver housing has failed, and is leaving thousands in either substandard accommodation or homelessness.”

This ongoing concern regarding housing standards and tenant rights continues as community leaders and political representatives call for more rigorous regulations and substantial changes to the existing housing policies in South Dublin.

Source: [Noah Wire Services](https://www.noahwire.com)

## References

* <https://www.sdcc.ie/en/services/housing/private-rented-housing/minimum-standards-for-private-rented-accommodation/> - This URL supports the claim that South Dublin County Council conducts inspections of private rented properties to ensure compliance with minimum standards, including those under various support schemes.
* <https://dublininquirer.com/2024/04/24/south-dublin-county-council-launched-no-enforcement-actions-for-poor-standards-in-rentals-last-year/> - This article corroborates the disparity in enforcement actions between South Dublin County Council and other councils, such as Dublin City Council, highlighting the lack of enforcement notices issued by South Dublin in 2023.
* <https://www.noahwire.com> - This source is mentioned as the origin of the data regarding rental unit inspections in South Dublin, though it does not provide direct access to the specific statistics mentioned.
* <https://www.housing.gov.ie/housing/rental-housing/minimum-standards-private-rented-accommodation> - This URL provides information on the minimum standards required for private rented accommodation in Ireland, which is relevant to the inspections conducted by South Dublin County Council.
* <https://www.belfasttelegraph.co.uk/news/republic-of-ireland/> - This URL could potentially host articles or statements from Councillor Darragh Adelaide regarding housing issues in South Dublin, though specific articles may vary.