

Action No.	Description of action	Objective	Timeline	Owner	DCC Response
4.1	We will develop a comprehensive strategy for the rental sector.	To increase supply and support the development of a stable, strong and viable rental sector offering true	Q4 2016	DHPCLG , RTB	
4.2	We will legislate (through amendments to the Residential Tenancies Acts) to deal with circumstances where there are sales of property with tenants in situ and to address the RTB's enforcement and dispute resolution powers.	To provide a balanced approach and arrangements in relation to tenancy termination, enhancing and clarifying legal protections and dispute resolution mechanisms for both tenants and landlords.	Q4 2016	DHPCLG , RTB	
4.3	We will complete the review of the Housing (Standards for Rented Houses) Regulations 2008, as amended, and make any new regulations required.	To ensure that the current minimum standards for rental accommodation reflect the requirements of a modern rental market.	Q4 2016	DHPCLG , RTB	
4.4	We will extend the role of the RTB to include a one stop shop for accessible information and advice and to monitor and provide data on the rental sector, including linking of the Quarterly Rent Index with an Affordability Index, and undertaking annual surveys of tenants and landlords.	To increase understanding of the rights and responsibilities of tenants and landlords and broader understanding of the rental market, so as to inform policy, monitor the impact of changing policy and monitor trends in the market.	Q1 2017	DHPCLG , RTB	
4.5	We will examine standards, costs and feasibility of Build-to-Rent on a large scale and commission research on ways in which further investment might be encouraged.	To improve affordability of good quality sustainable rental accommodation.	Q2 2017	Housing Agency , RTB	
4.6	We will introduce a new affordable rental scheme to enhance the capacity of the private rented sector to provide quality and affordable accommodation for households currently paying a disproportionate amount of disposable income on rent.	To provide long-term affordable residential accommodation for low to moderate income key-worker households in urban areas of high demand and provide an economic incentive to increase supply of rental accommodation.	Q3 2016	DHPCLG , DoF, D/PER, AHBs	
4.7	We will prepare and publish a national student accommodation strategy, which will set out a broad framework for delivery of an enhanced level of accommodation and which will inform local authority housing strategies and the land management process in general, in order to provide suitably located and affordable sites.	To develop a national policy on specific needs and mechanisms for the development of appropriate on-campus and off-campus student accommodation.	Q2 2017	DES , DoF, D/PER, DHPCLG, HEIs	

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4.8	We will work with stakeholders to prioritise and progress viable projects to provide additional student accommodation in key urban areas.	To bring on stream proposals capable of delivering an additional 7,000 student accommodation places by end 2019, on or off campus, in addition to projects already committed to.	Q4 2016 - initial assessment 2017-2019	DES, HEIs	
4.9	We will establish dedicated delivery structures, such as AHBs in the Higher Education Institutions (HEI) sector to access Housing Finance Agency funding, and complete any required policy, regulatory or legislative changes necessary.	To provide additional funding mechanisms for the HEI sector, in conjunction with the HFA.	Q1 2017	HEIs , DES, HA and HFA	
4.1	We will help to fund a Student Housing Officer to work with the Union of Students in Ireland, local authorities, AHBs and housing providers, to identify and expand short-term capacity enhancing measures in the student accommodation sector.	To assist students in finding appropriate accommodation.	Q3 2016	DES , DHPCLG	
4.11	We will establish funding mechanisms for Institutes of Technology to support the development of their student accommodation capacity.	To facilitate the Institute of Technology sector in developing their potential for on-campus student accommodation through addressing current borrowing capacity and funding constraints.	Q4 2016	DES , D/PER	
4.12	We will carry out an assessment of scope for provision of additional student accommodation on local authority or other publicly-owned lands.	To maximise the potential for student accommodation provision on suitable sites as part of mixed developments.	Q4 2016	DHPCLG , DES, LAs	
4.13	We will enable student accommodation projects for 100 units or more to go straight to An Bord Pleanála, as well as maximise the opportunities for joint venture projects on local authority sites to proceed through the Part 8 process and prepare guidance on planning policies around student accommodation developments.	To enhance certainty and reduce delivery timescales and costs associated with bringing student accommodation proposals forward.	Q3/Q4 2016	DHPCLG	