Employee Housing

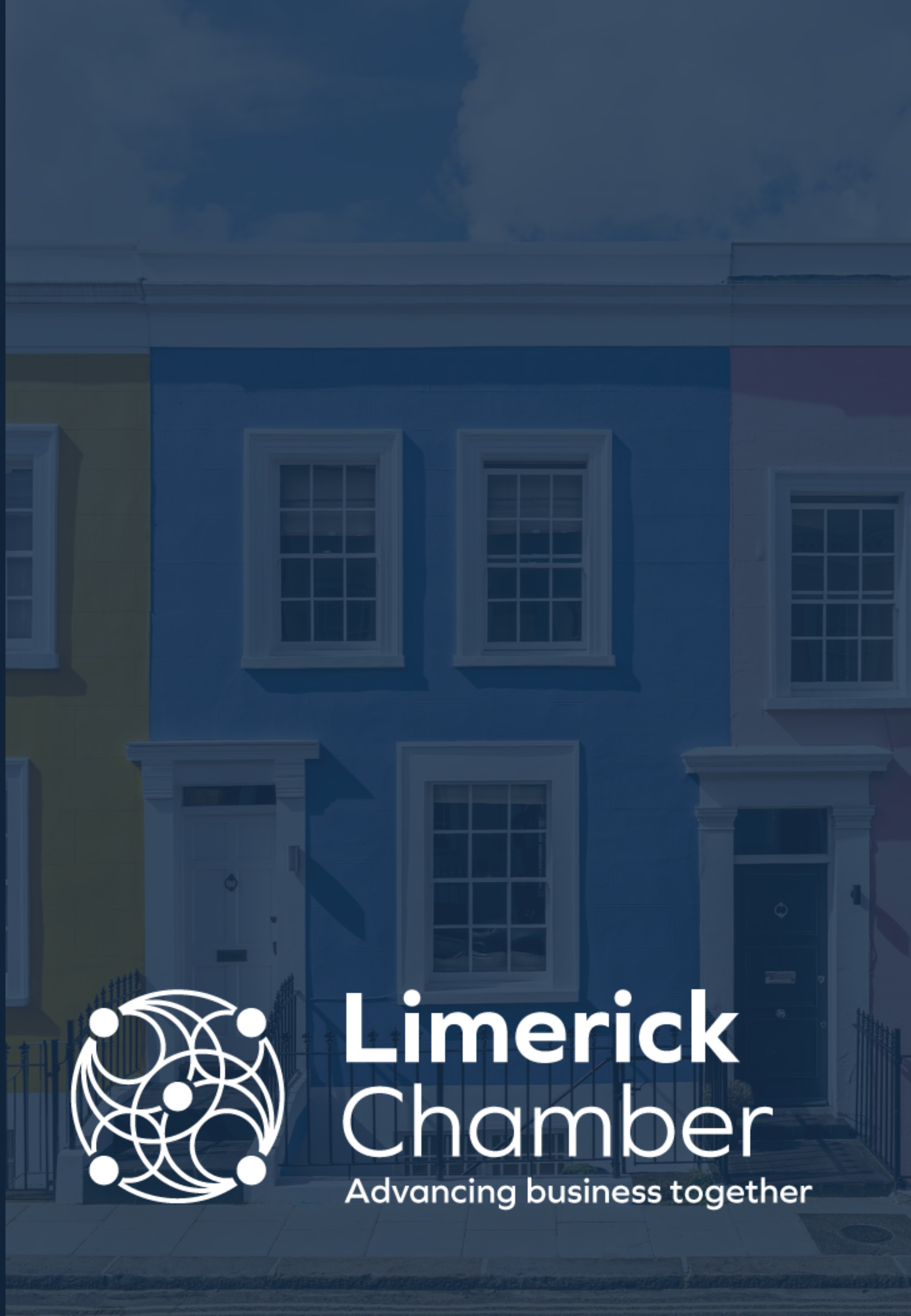
Survey

September 2025

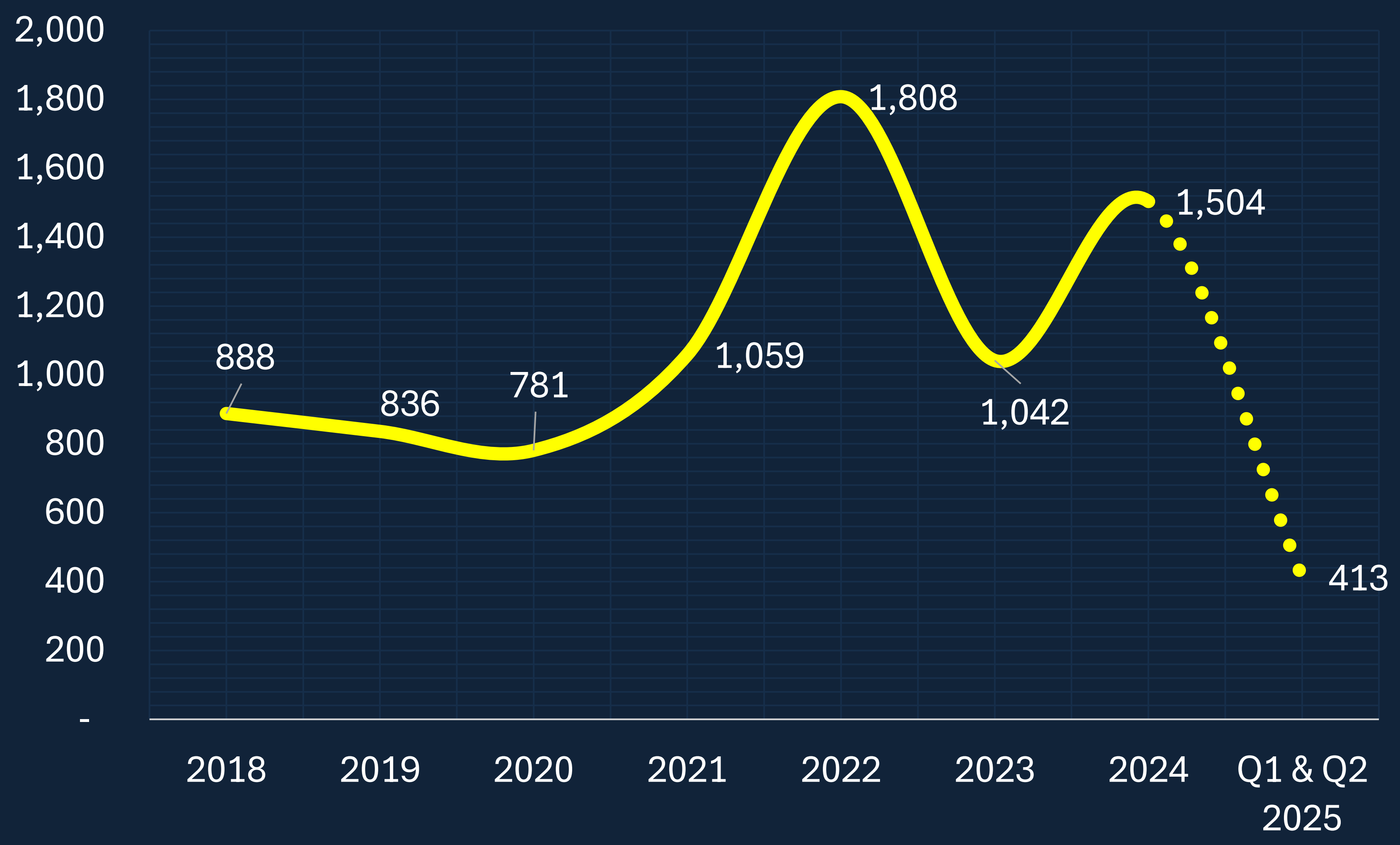
Limerick Chamber
Advancing business together

Better Regions Initiative

2025 so far…



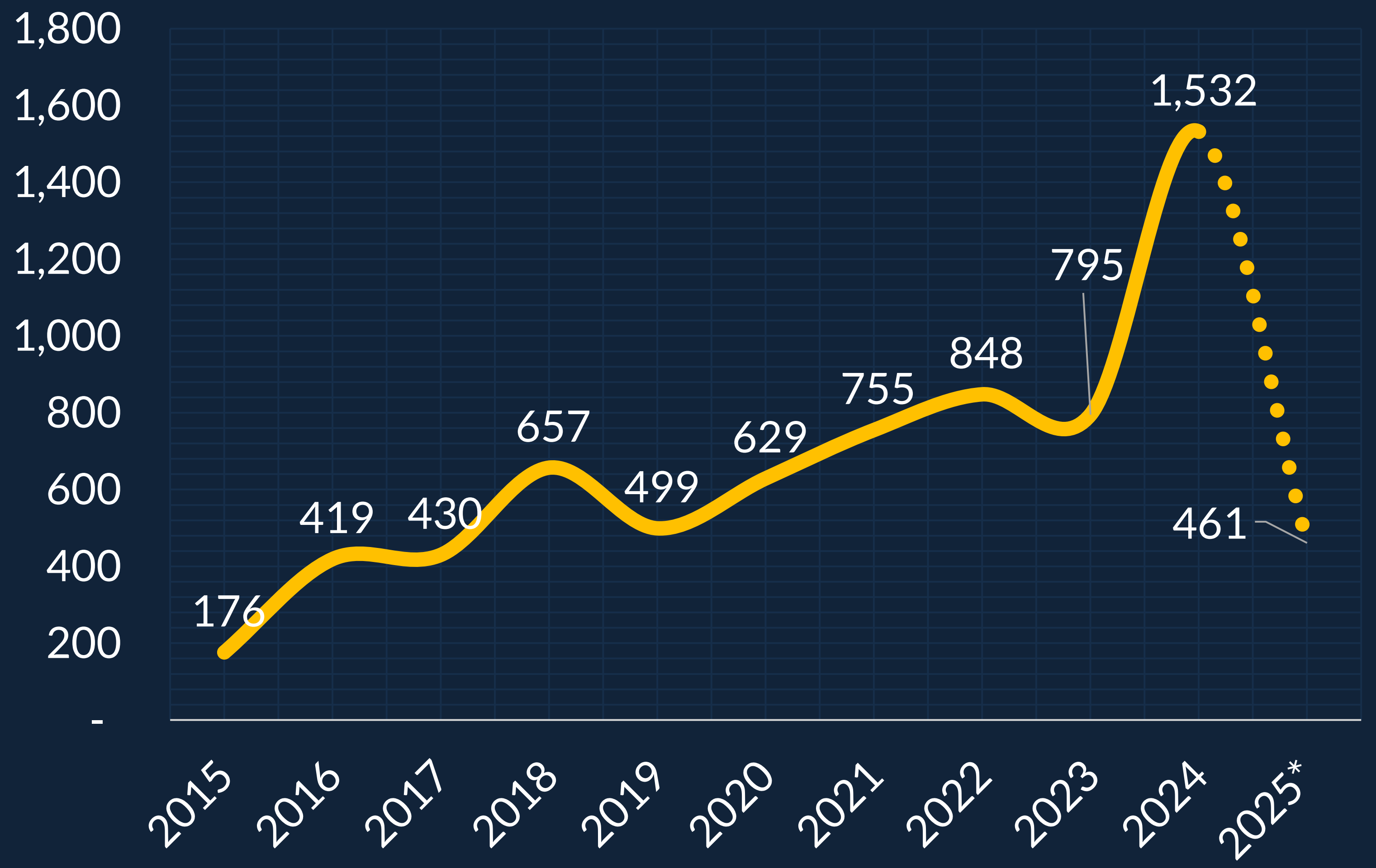
Granted Planning Permissions



Key Findings

- Not reflective of what comes to market – only what could potentially come
- QH1 25:
  - Down 43% from H1 ' 24
  - Down 73% from H1 ' 22
  - Down 17% from H1 ' 19

Housing Commencements

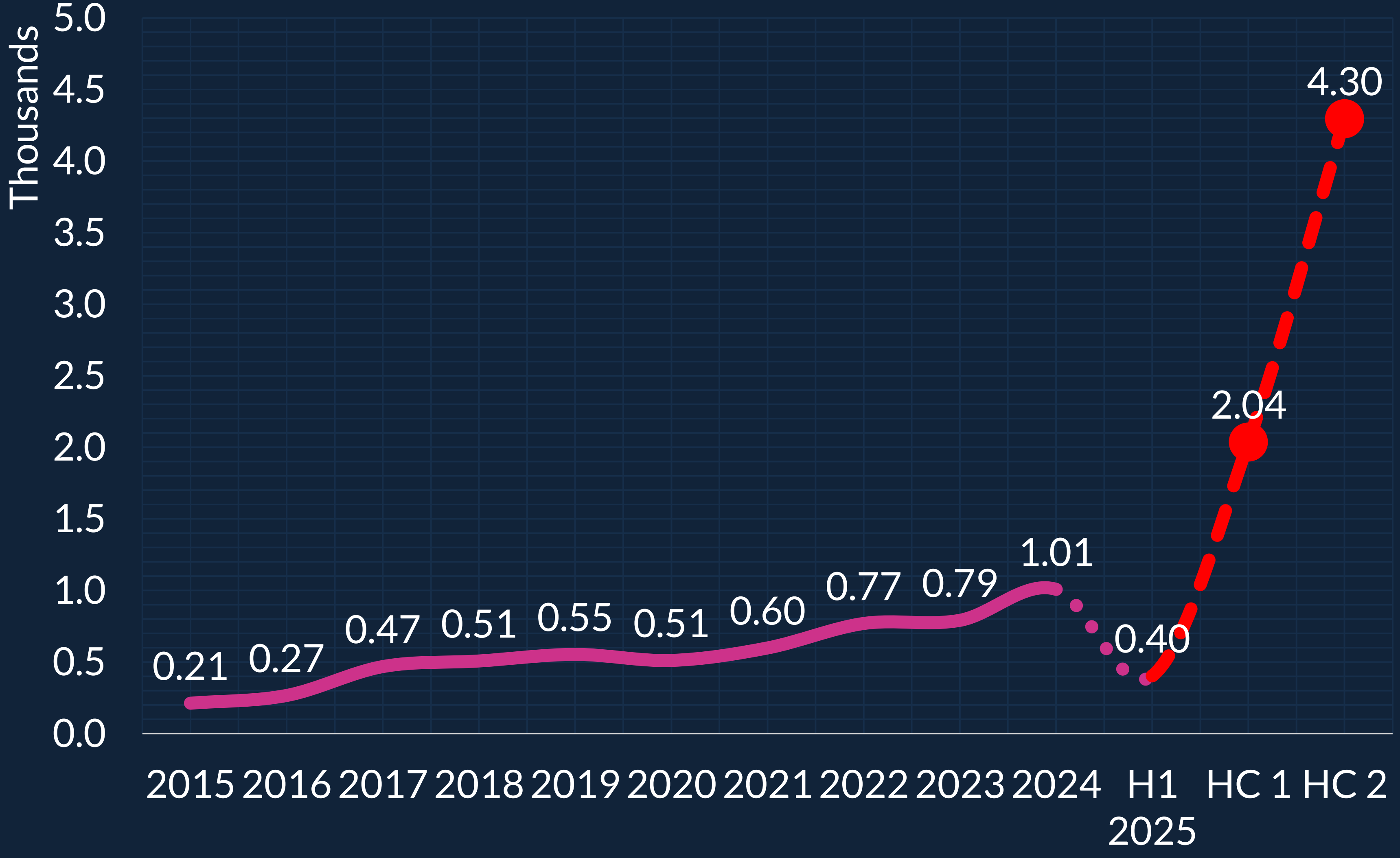


Key Findings

- Huge influence by development levy waiver (paper commencements)
- 2025 data is for January to July

- Down 53% on 2024
- Down 8% on 2023
- Down 18% on 2022
- Down 13% on 2021
- Up 19% on 2020 (covid)

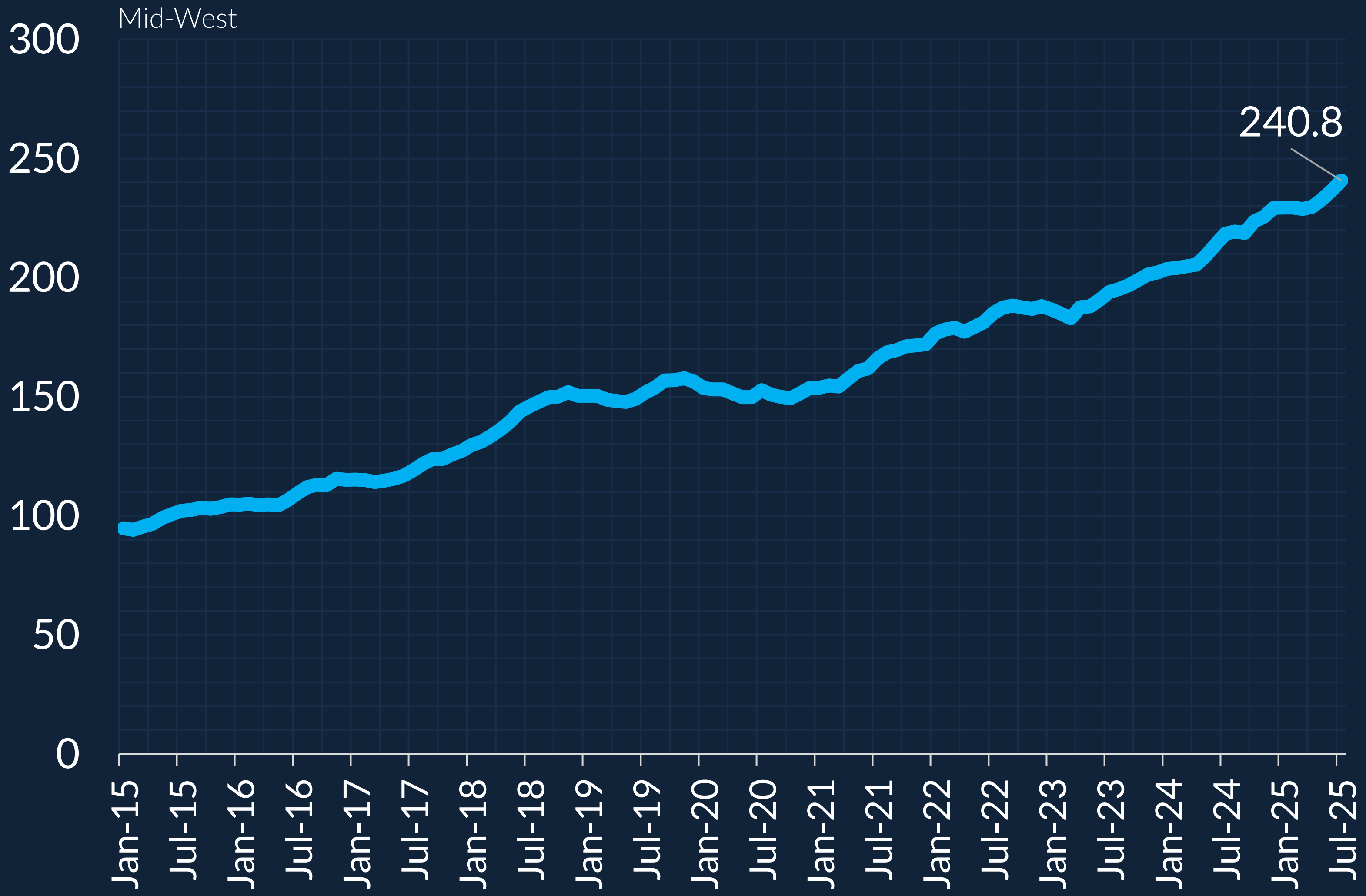
Housing Completions



Key Findings

- 1,008 homes completed in 2024, needs to **double or quadruple**
- 2025 H1:
  - Down 3.4% on 2024
  - Up 14.5% on 2023
  - Up 11.3% on 2022

Property Price Growth



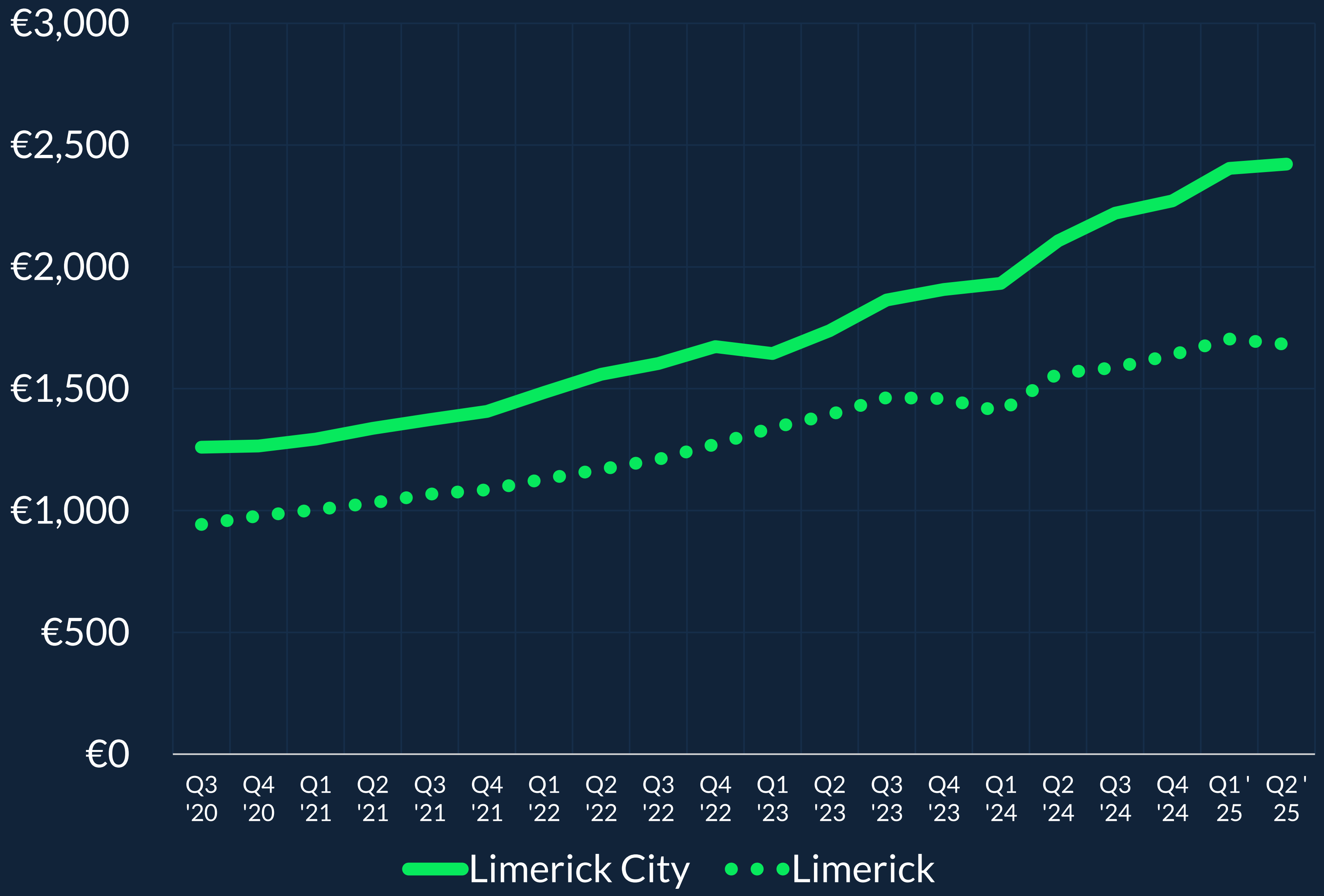
Key Findings

- Highest ever recorded in July 2025

- Up 10% on July 2024
- Up 24% on July 2023
- Up 30% on July 2022

- Up 59% since July 2019
- Up 139% since July 2015

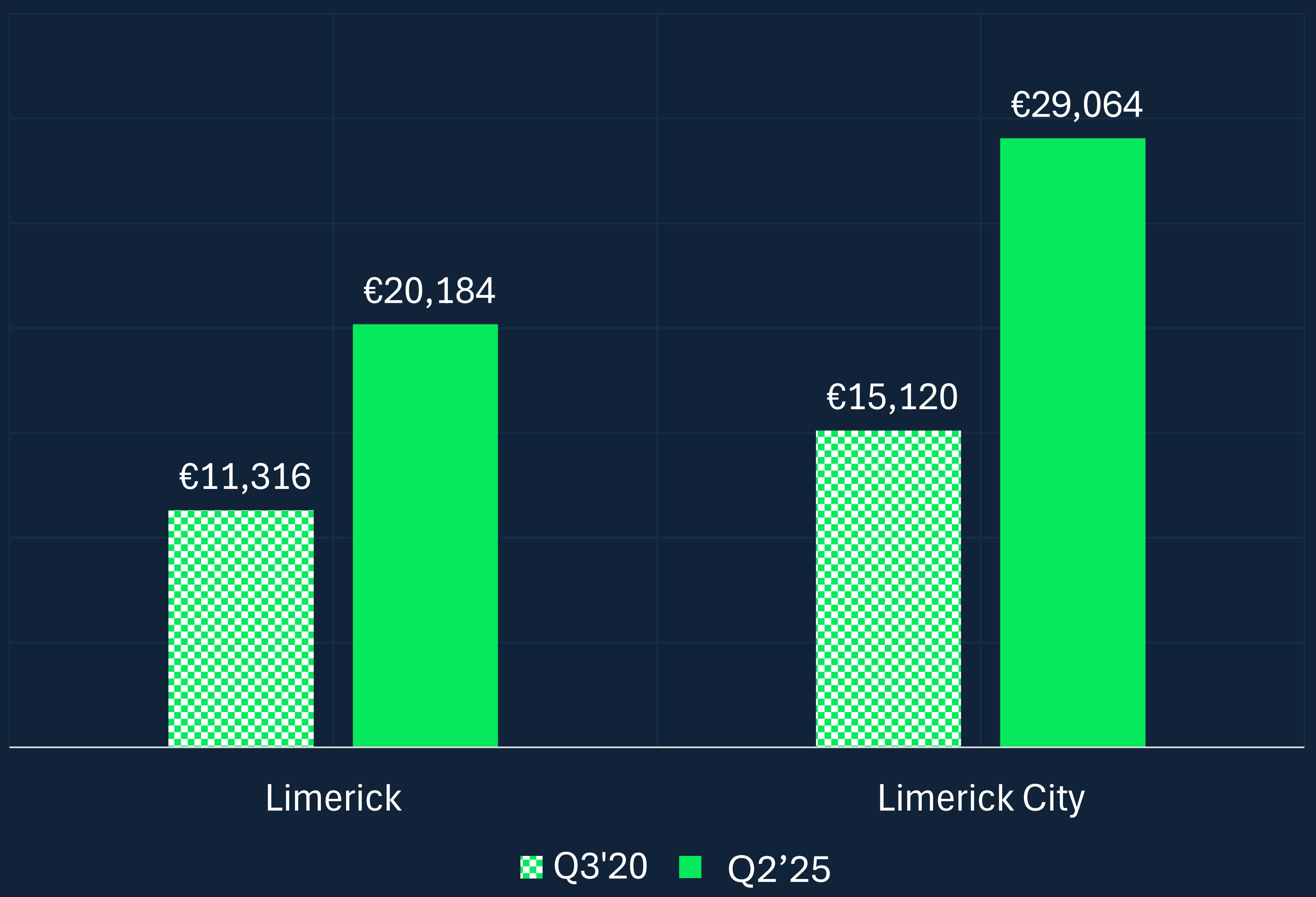
Rental Price Growth



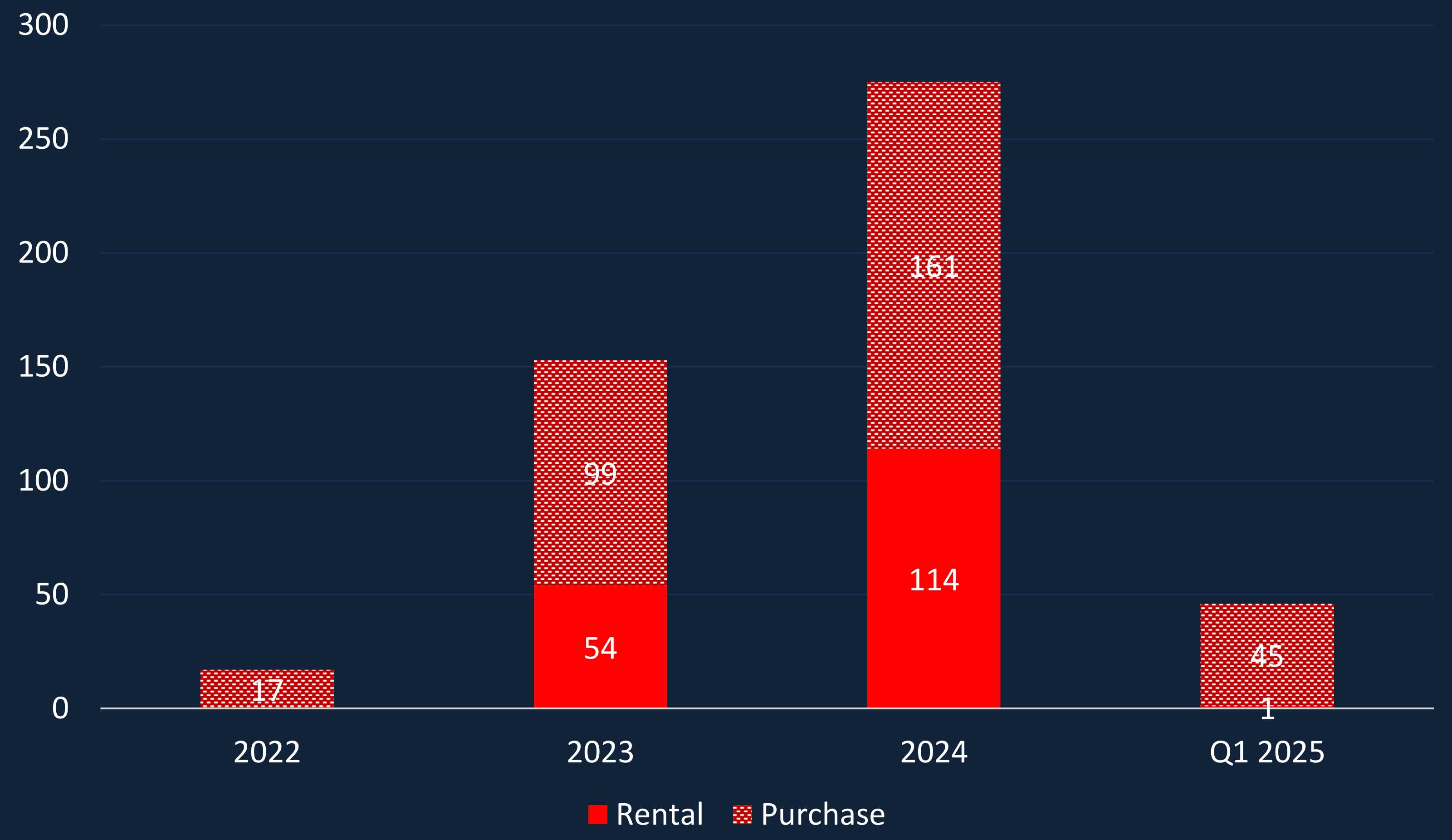
Key Findings

- Highest ever recorded
- Limerick City
  - Up 98% from 2019
- Limerick
  - Up 88% from 2019

Putting it into perspective



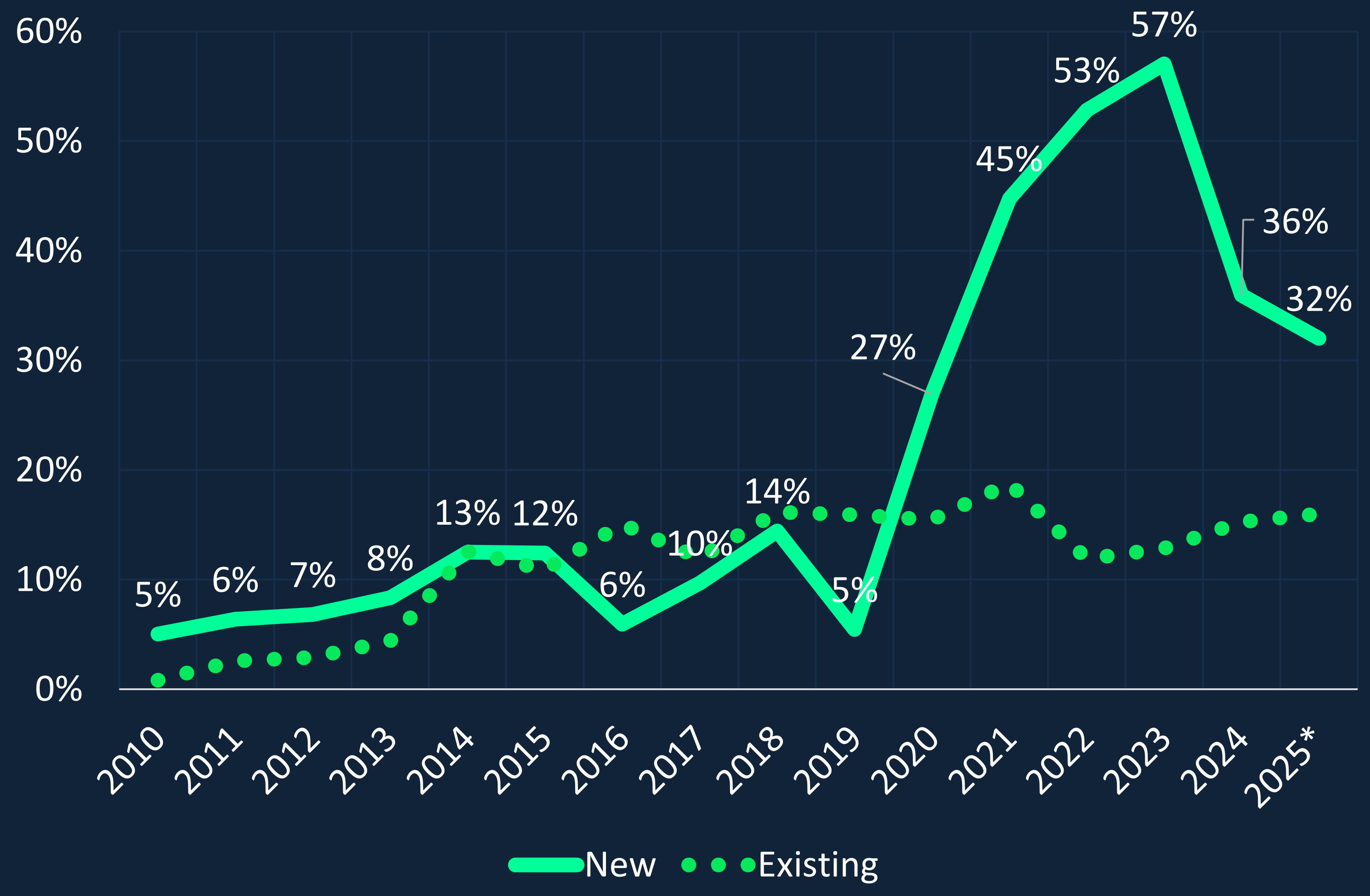
New “Affordable” Housing



Key Findings

- Affordable purchase = LA affordable purchase scheme, first home scheme and vacant property refurbishment grant
- Rental = cost rental (LA, AHB, LDA), Cost Rental Tenant in Situ
- *Cost Rental Tenant in Situ provides “affordability” but not additionality
- **3.5% of national affordable delivery in Limerick 22-24**
- Trending upwards over time.

Purchases by “non-households”



Key Findings

- Number of transactions rather than number of homes, number of homes likely higher
- Explosion in the data post-2019
- Severe market interference and supply reduction
- PfG aims to restrict local authorities and AHBs in bulk purchase at end of construction process

Demographics & Existing Situation

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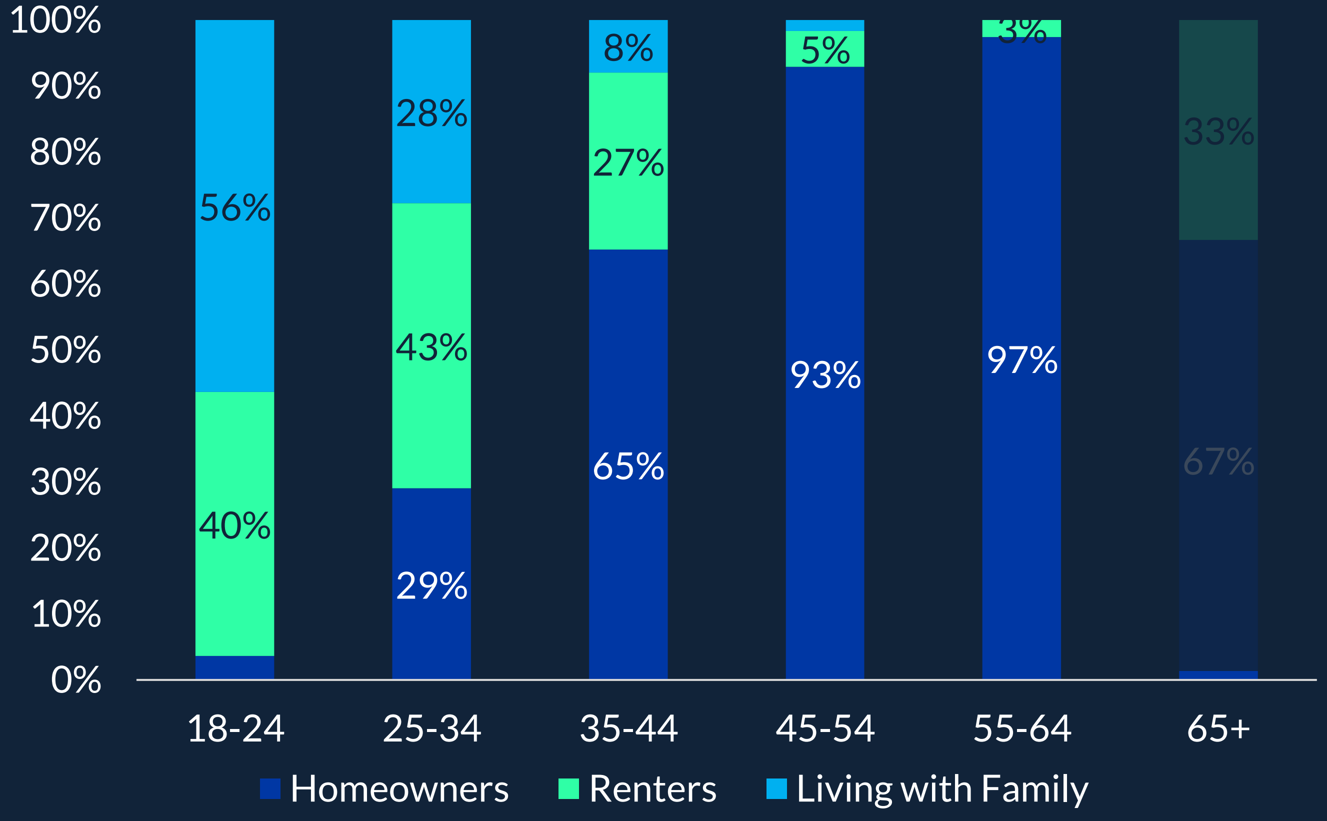
Age Profile - Living Situation

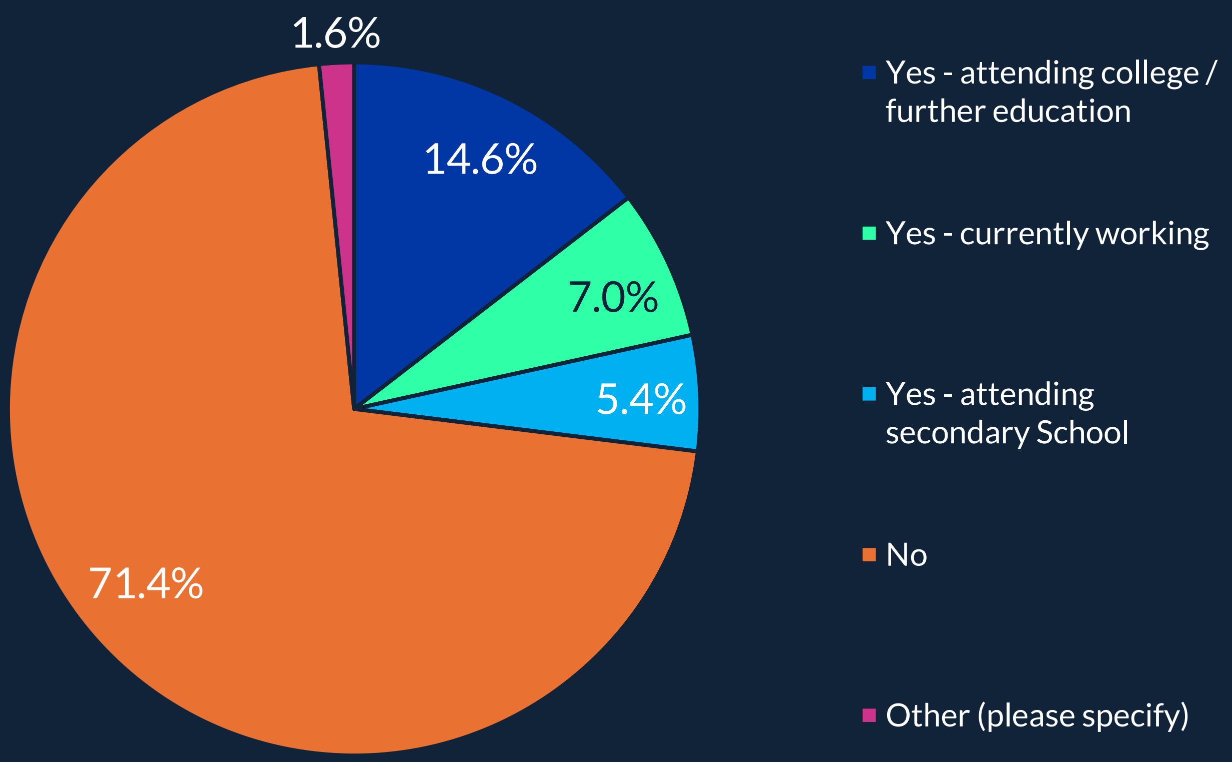


- 18 – 34 cohort more likely to rent or live with family
- 35+ cohort more likely to be homeowners
- Almost one third of those aged 25 – 35 are living with parents / family

- *Only three observations for 65+*

Data for All Tenure Types

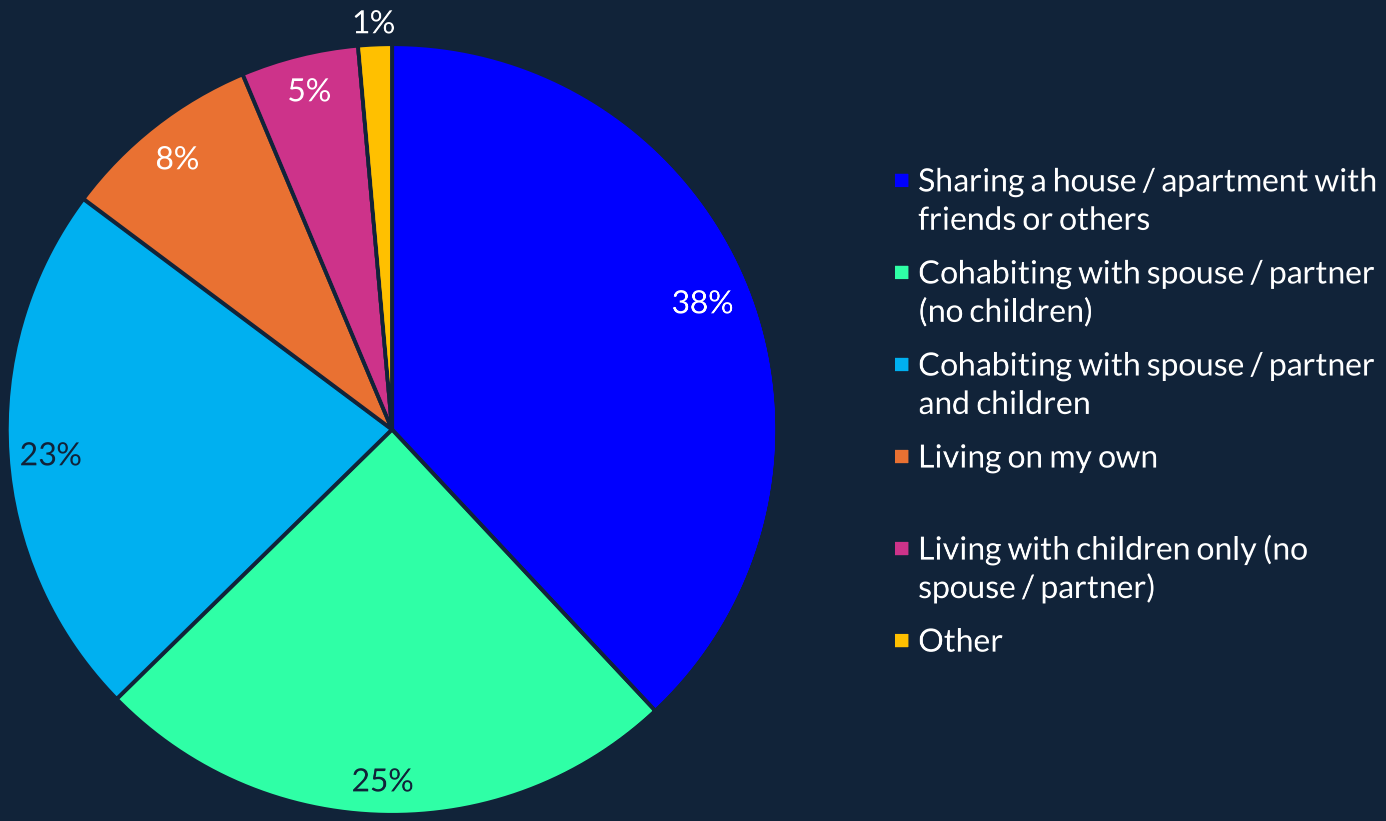
Adult Children Living with Parents



- 27% of Homeowners have adult children living with them – <u>7% of homeowners have working adult children living with them</u>
- Tracks similar to renter data

Data for Homeowners

Renter Living Arrangements



- The majority of renters (38%) are sharing with friends or other people
- Just 8% live on their own

Renter Profile

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Time Spent in Rental Accommodation

6 YEARS

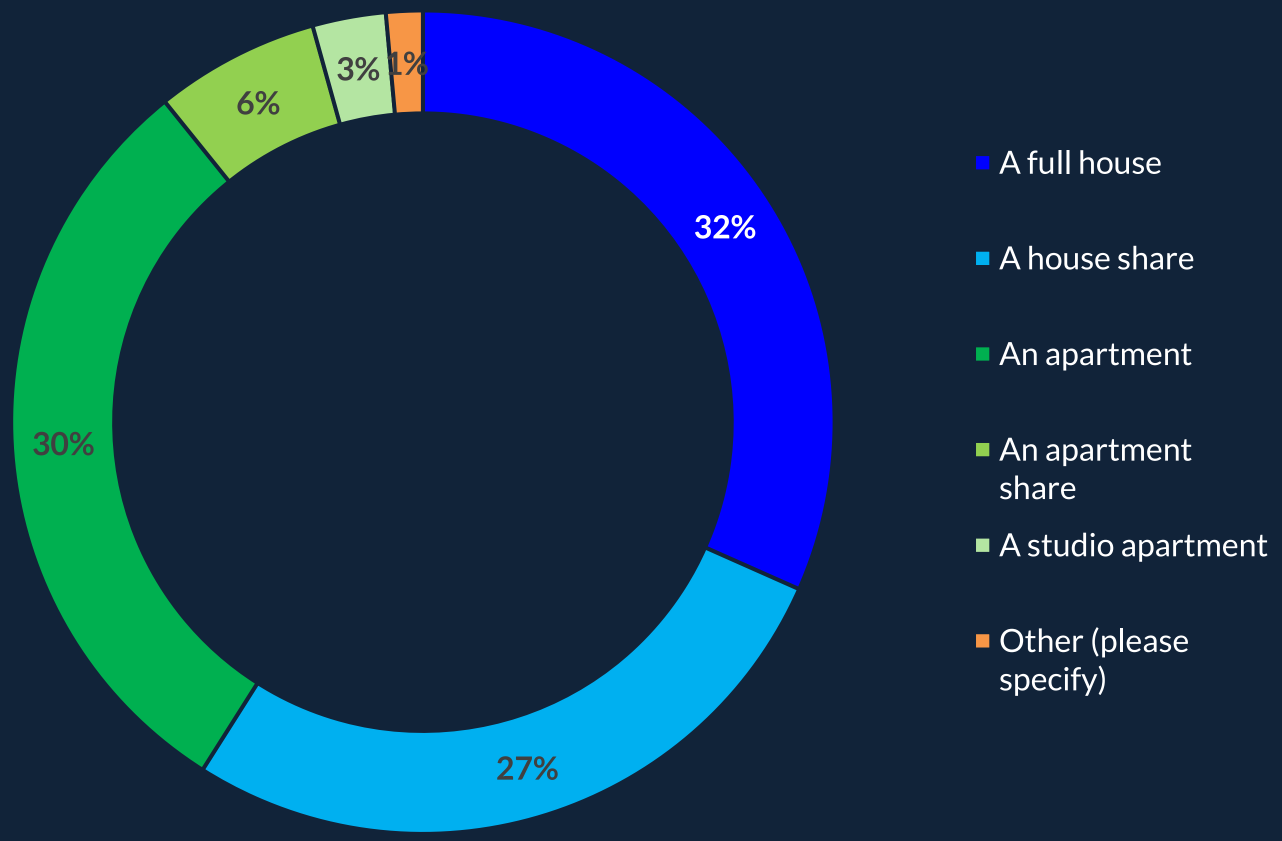
Average time spent so far in rental accommodation for existing renters

No. of Sharers

4 PEOPLE

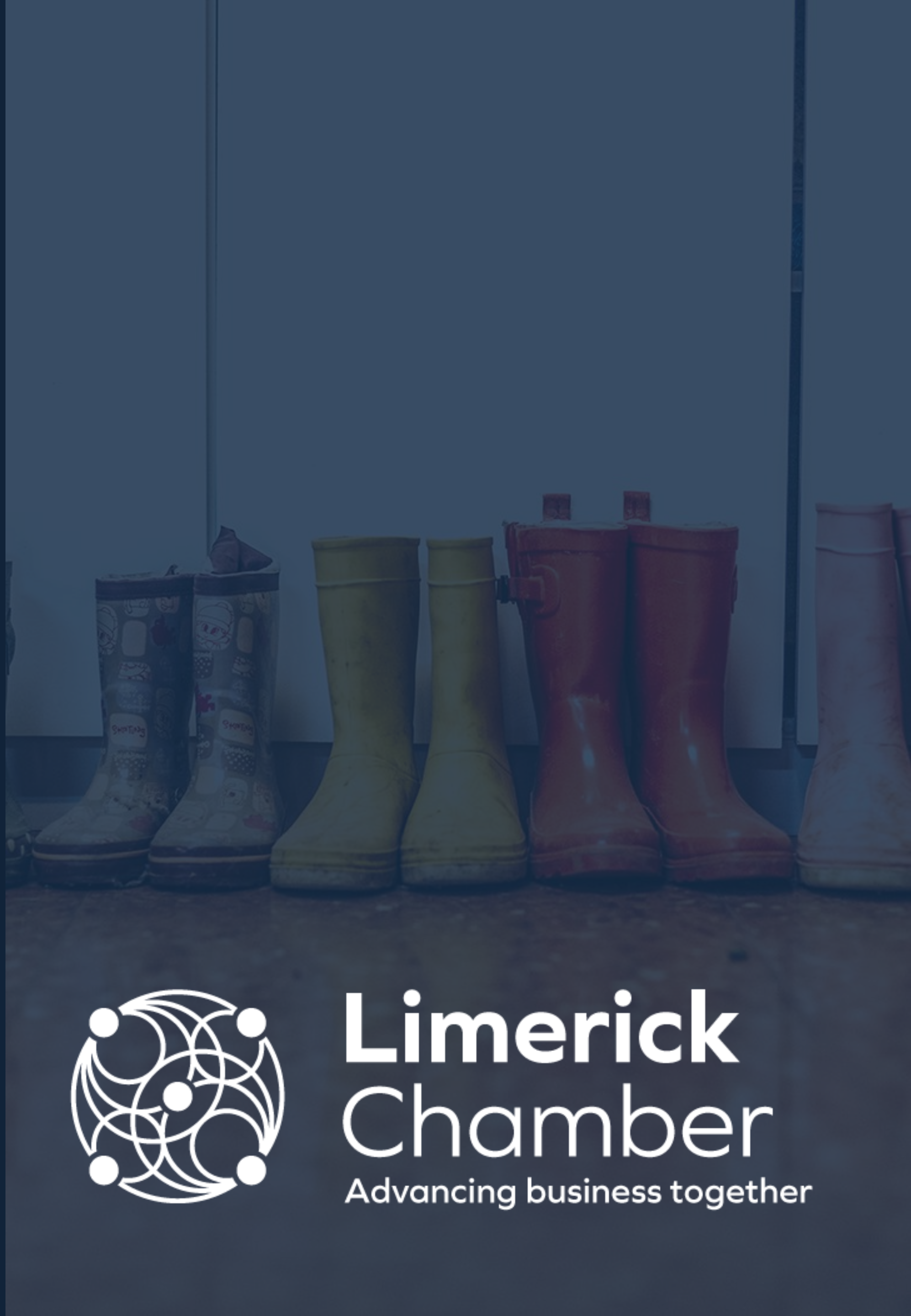
Median number of people sharing an apartment or house rental

Type of Rental



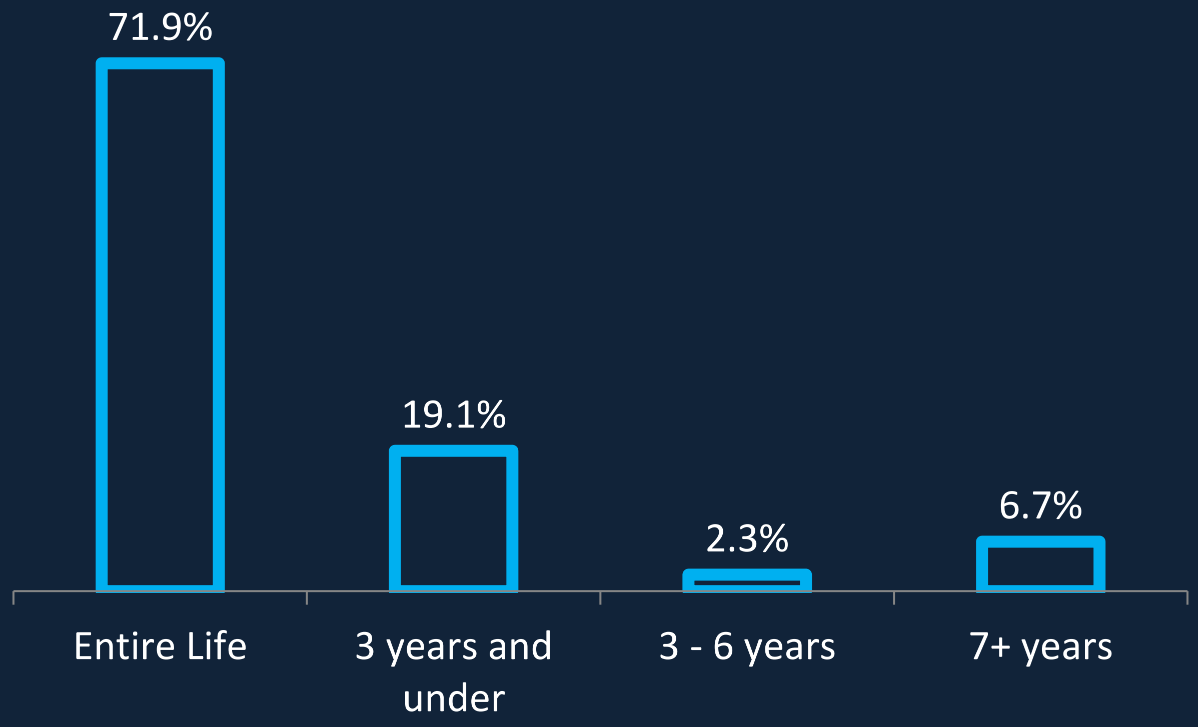
- Significant share of renters live in apartments at 39%
- Houses make up 59%

Living with Family Profile



Living with Family

How long have you lived with family?



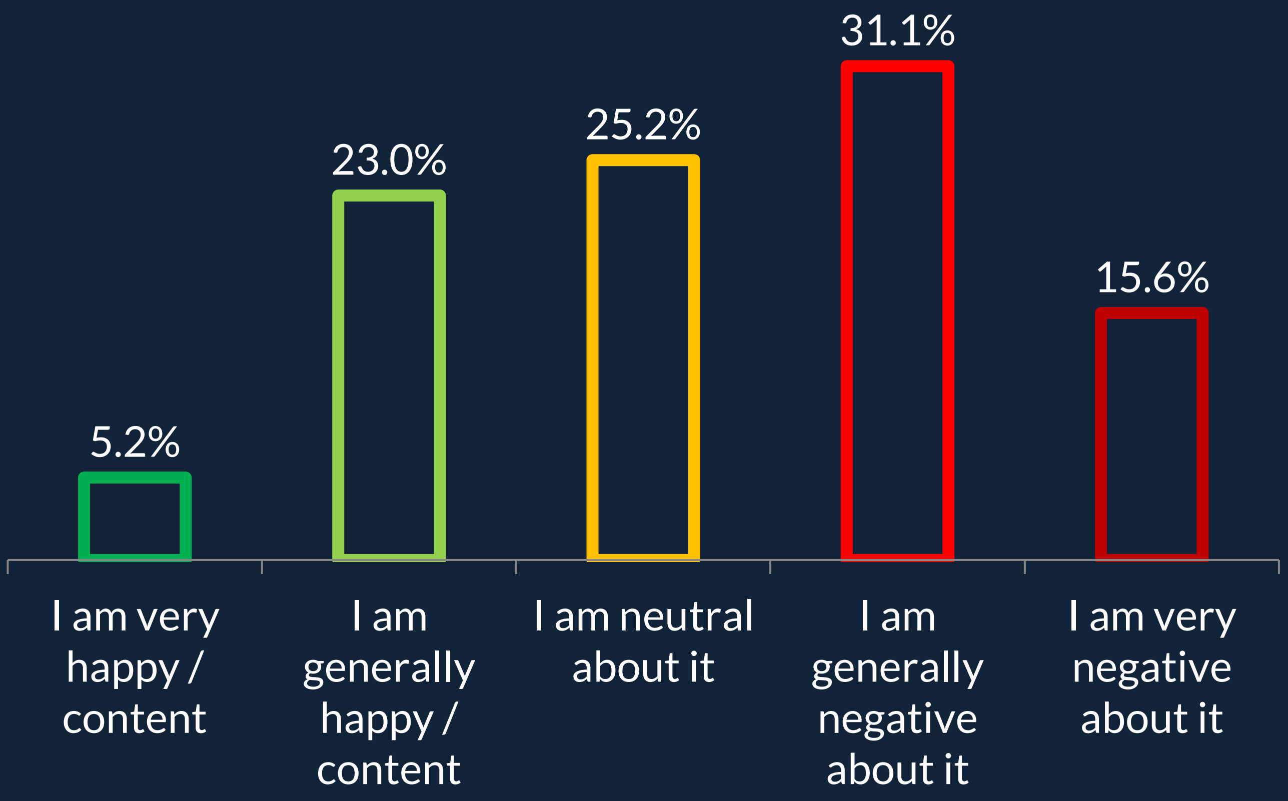
- Almost three quarters of people living with family their entire lives
- Some moved back in later years

Data for Living with Family

Happiness

Renter Happiness

Thinking about living in rented accommodation, to what extent are you happy with this arrangement?



- **46.7% are negative about renting**
- 28.2% are positive about renting

Renter Current Dislikes

What aspects of renting do you not like? Select a maximum of five options

83%
Cost of Renting

69%
Dead Money

65%
Uncertainty About the Future

48%
No Decorating

44%
Lack of Security

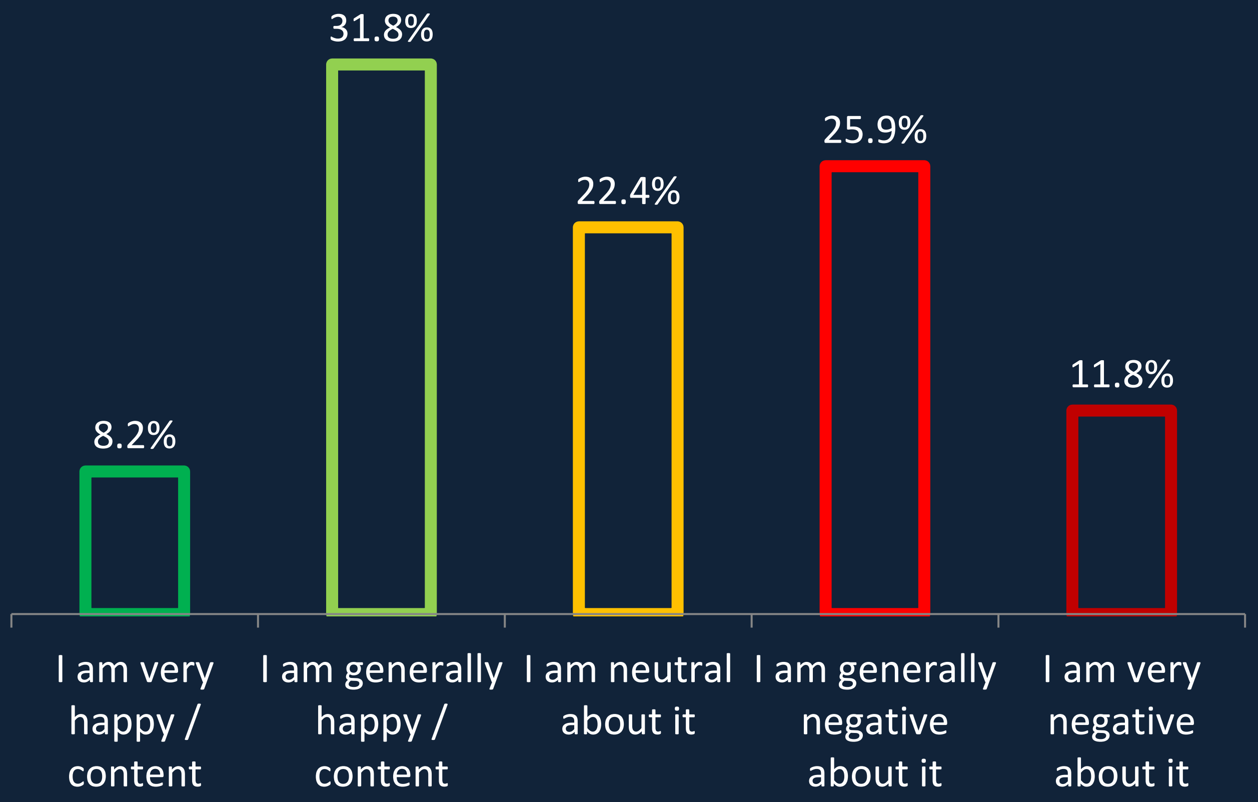
24%
Low Quality Accommodation

Data for Renters & Living with Family

How to interpret: 83% of respondents ranked the cost of renting as being in their top 5 dislikes

Living with Family Happiness

Thinking about living with family, to what extent are you happy with this arrangement?



- 37.7% are negative about living with family
- 40.0% are positive about living with family

Data for Living with Family

Family Current Dislikes

What aspects about living with parents / family do you not like?
Select a maximum of five options

66%
Lack of privacy / space

58%
Feeling trapped due to housing costs

42%
Not being able to afford independence

41%
Uncertainty about the future

38%
Space for visitors

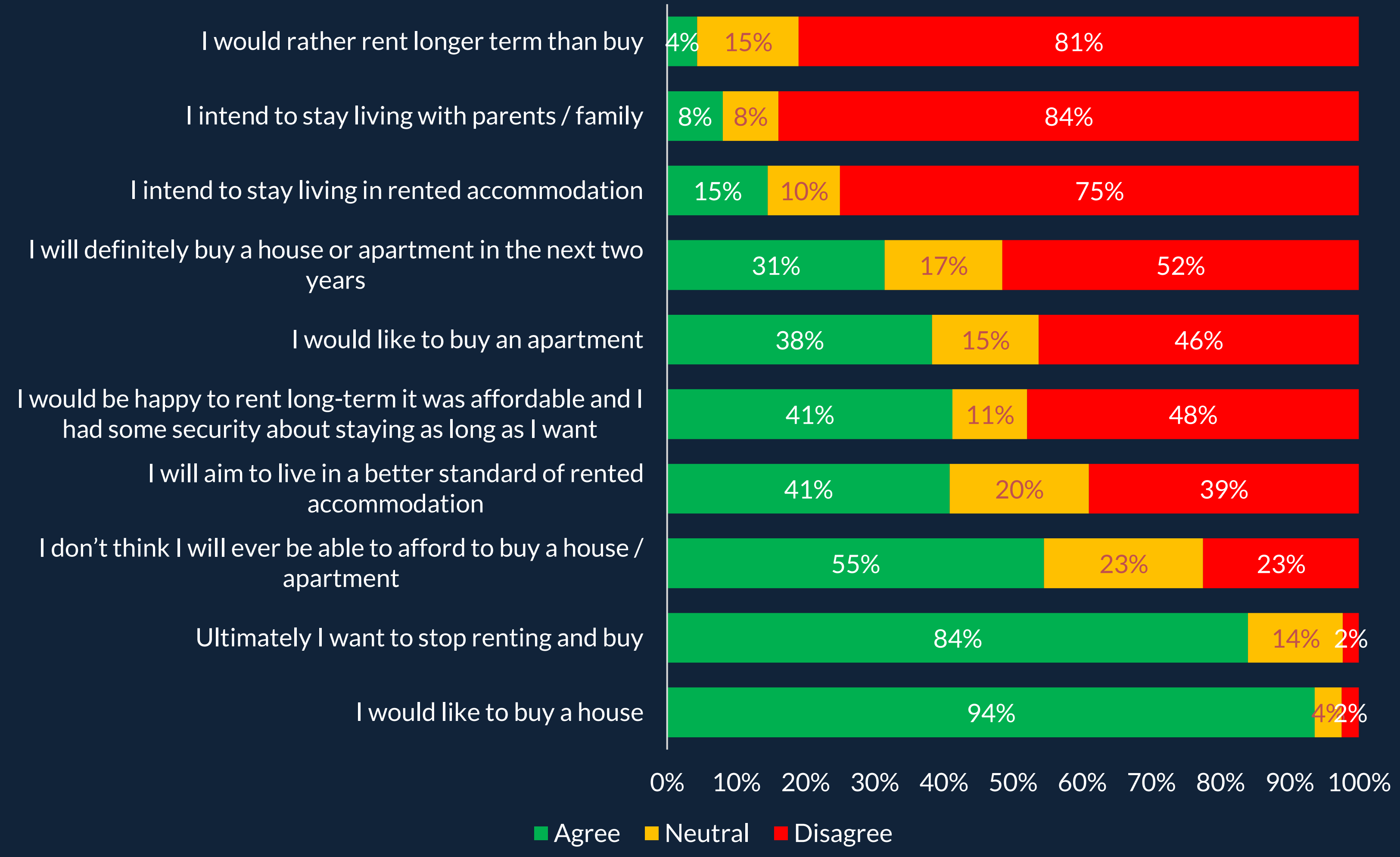
34%
Feeling infantilised

Data for Renters & Living with Family

How to interpret: 66% of respondents ranked the lack of space / privacy as being in their top 5 dislikes

Aspirations & Desire

Aspirations



Data for Renters & Living with Family

- Homeownership, in particular, owning a house, is the ultimate goal (94%).
- 55% think they will never be able to afford to buy a house or apartment
- Desire to rent longer-term increases with affordability and security
- Only a third believe they will definitely buy a house or apartment in the next two yeas
- 38% would like to buy an apartment

How to interpret: 94% of respondents would like to buy a house

Desirable Elements

Thinking about a house or apartment you might rent for the longer term, which of the following elements would you want to have? Please select a maximum of five options

86%
Affordable

75%
Secure Tenure

65%
Car Parking

44%
Green / Outdoor

35%
Work from Home

34%
Furnished

Data for Renters & Living with Family

How to interpret: 83% of respondents ranked affordable as being in their top 5 desirable elements

Desirable Apartment Elements

*Which of the following factors would encourage you to live in an apartment? Please select a maximum of five options (*excluding car parking)*

63%
Affordable

48%
Proximity to Work

43%
Proximity to Services

44%
Modern Amenities

35%
Indoor and Outdoor Space

34%
Safety and Security Features

Data for Renters & Living with Family

How to interpret: 63% of respondents ranked affordable as being in their top 5 desirable elements

Concerns

Which of the following concerns might discourage you from living in an apartment? Please select a maximum of five options

54%
Lack of outdoor / private space

53%
Noise Levels

45%
Limited Privacy

52%
Lack of Parking

46%
Lack of Living Space

34%
Lack of Storage

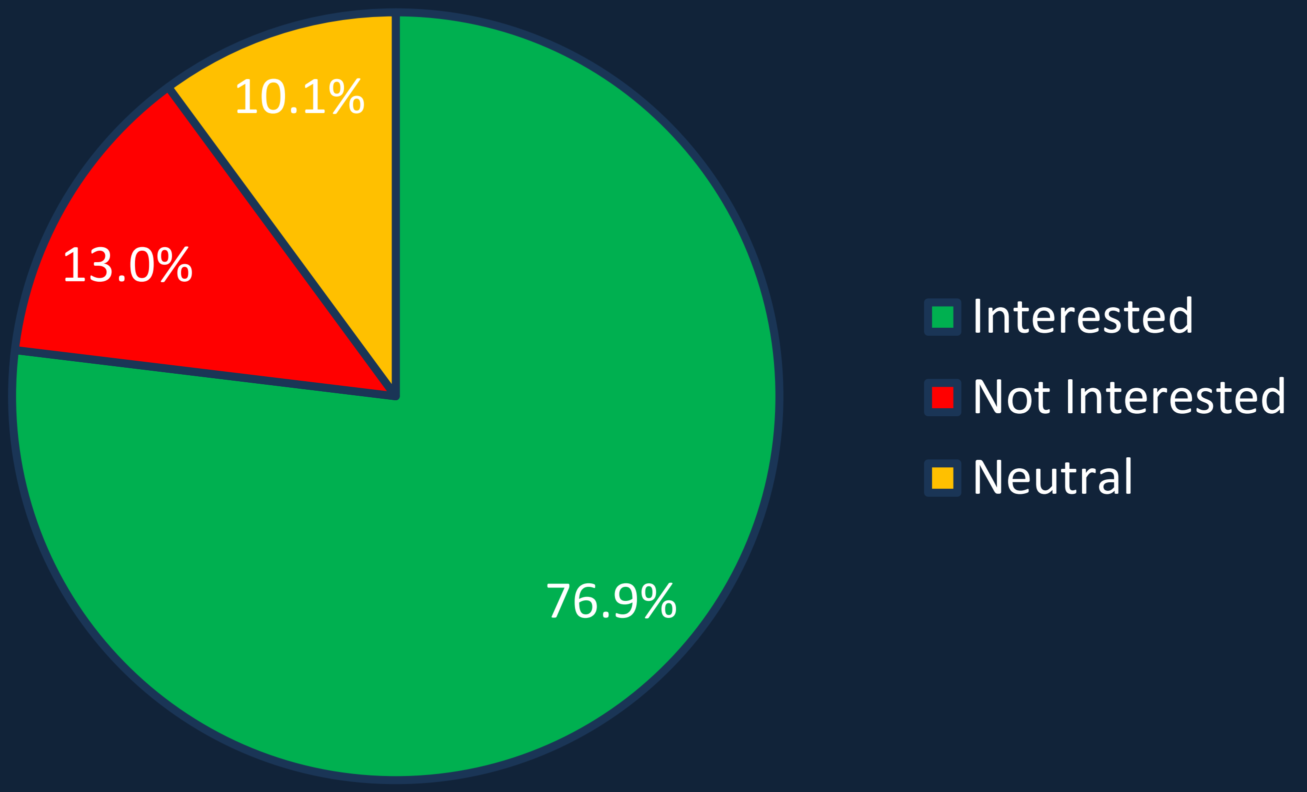
- *7% have no concerns around apartment living*

Data for Renters & Living with Family

How to interpret: 54% of respondents ranked lack of outdoor / private space as being in their top 5 concerns

Affordable Apartments

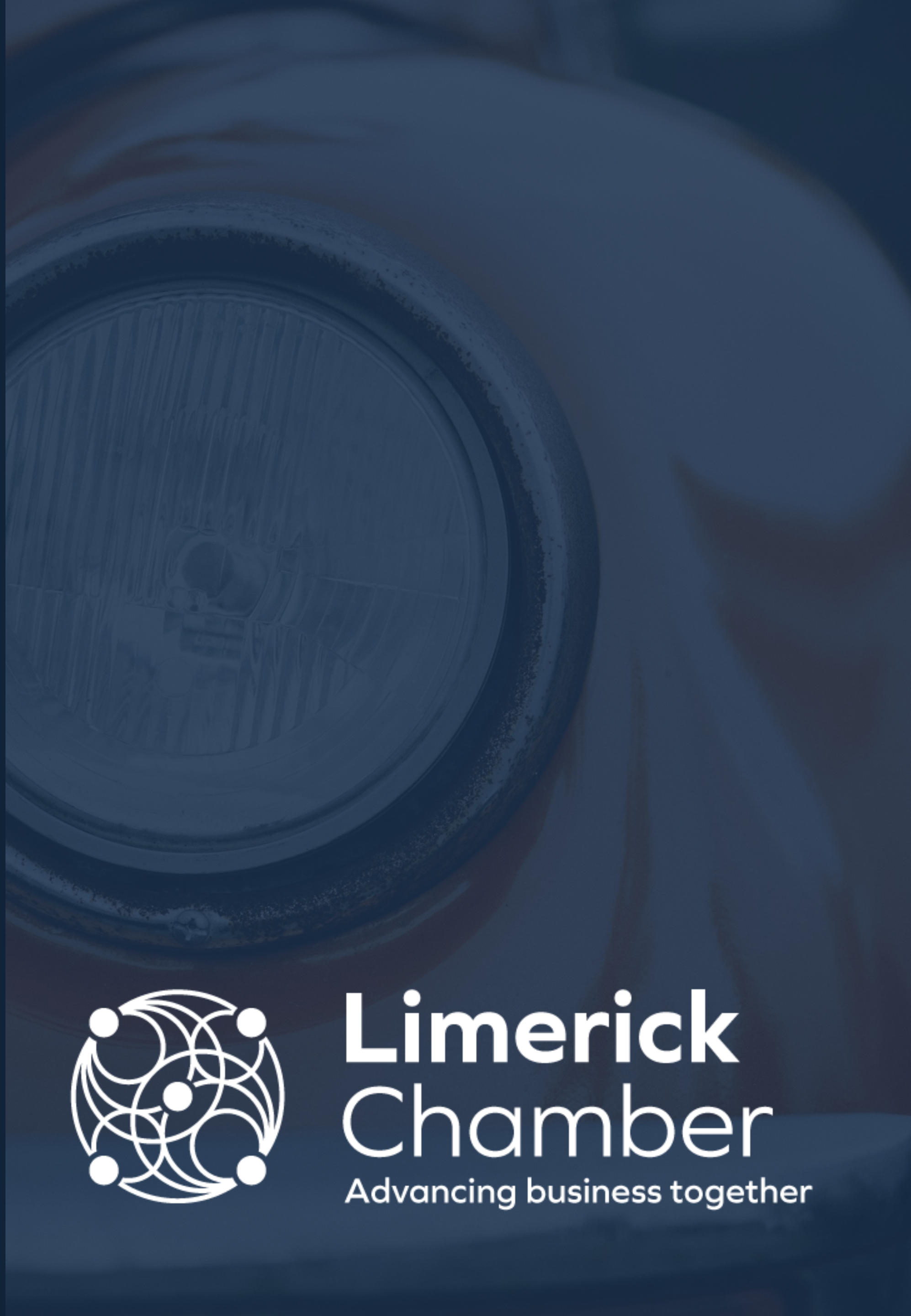
If affordable apartments were available near your workplace, how interested would you be in living there?
Affordable in an Irish context means rent that is 25% less than current market rents



- Huge support for affordable apartments, but not as big as you would think.

Data for Renters & Living with Family

Transport Patterns



Transport

How do you usually travel to work?

82.2%
Car

6.9%
Bus

7.4%
Walk

0.0%
Work from Home

1.5%
Bicycle

2.0%
Other

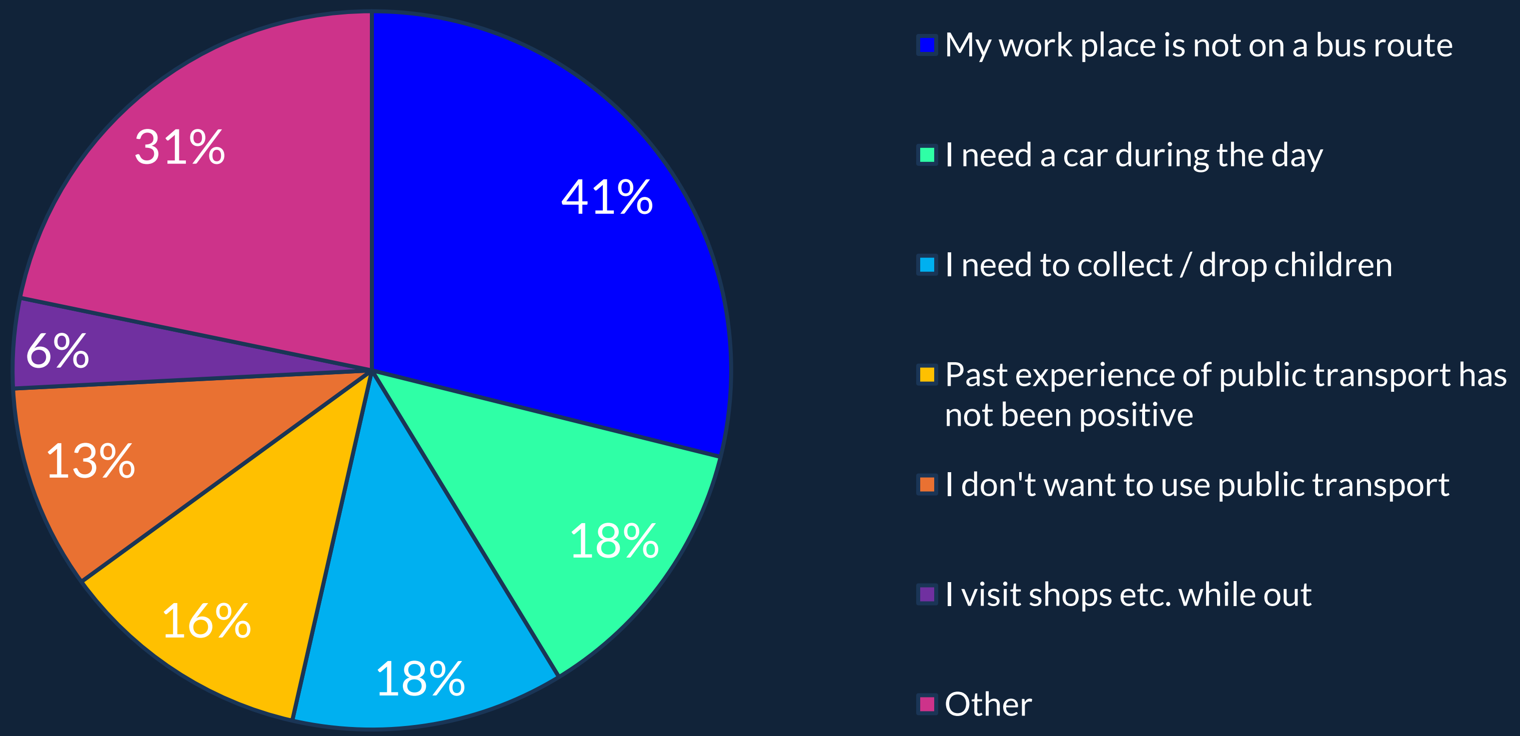
- *Car most popular across all age cohorts*
- *Renters and those living with family less likely to work from home than homeowners*

How to interpret: 82.2% of respondents primarily use a car to travel to work

Data for Renters & Living with Family

Cars & Public Transport

Why do you normally commute to work by car rather than public transport?

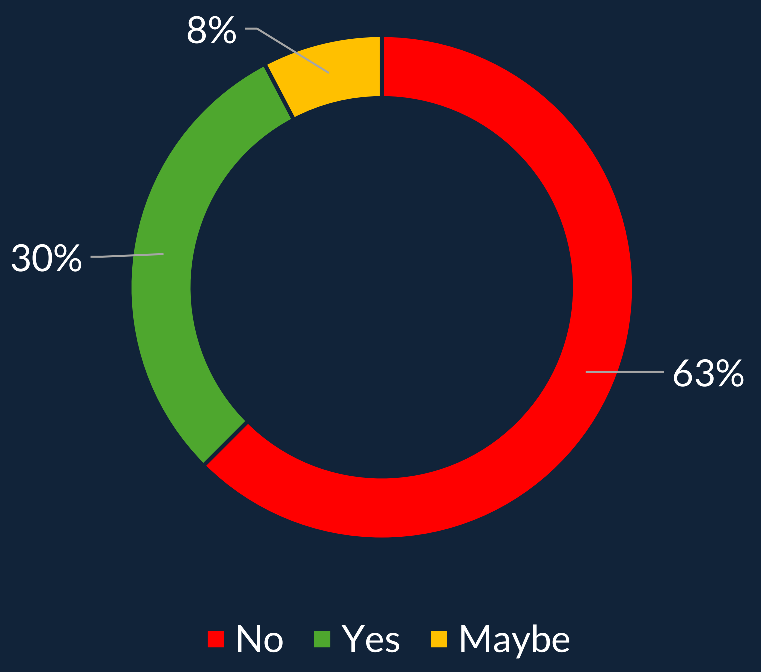


"Other" = living rurally, travel for work, company card, bus stop to long of a walk, public transport takes too long, bus times do not suit, convenience

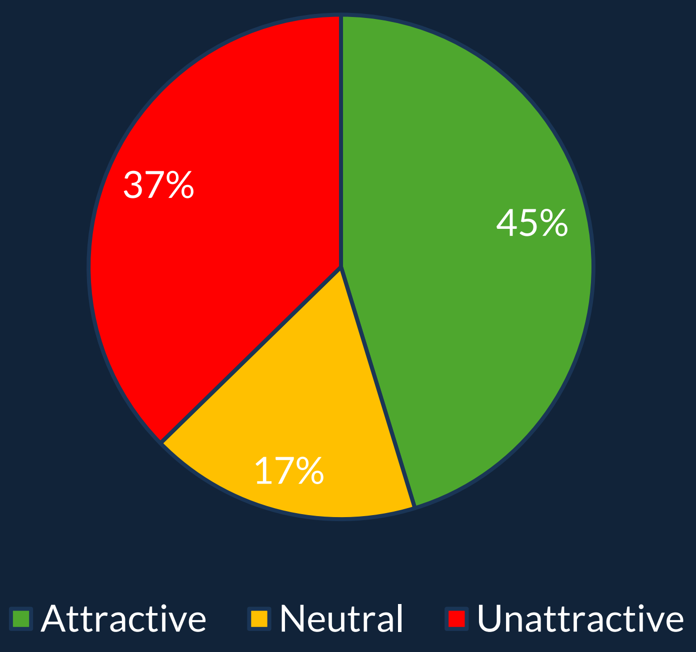
Data for Renters & Living with Family

Attractiveness of Limited Parking

Would you consider living in an <u>apartment</u> building that offers limited or no private car parking, if it has good access to public transport and shared mobility options (e.g., car share, bike share)?



If you were able to find <u>appropriate accommodation</u> (with limited car parking) that meant you could readily commute on public transport, and not have to own / use a car, how attractive an option would this be to you?



Maybe / Neutral = depends on frequency of public transport, offsite parking, low cost parking but not free, safety, security, noise, proximity to work

<u>Need to keep in mind annual Housing Commission demand of c, 2,000 to c. 4,000 which equates to 600 to 1,200 apartment demand</u>

Data for Renters & Living with Family

Unattractiveness of Limited Parking

81.3%

Need a car for outside work trips

55.9%

Need a car for shopping

43.6%

Public transport would only suit some trips

32.2%

Need a car for children

31.6%

Public transport too slow

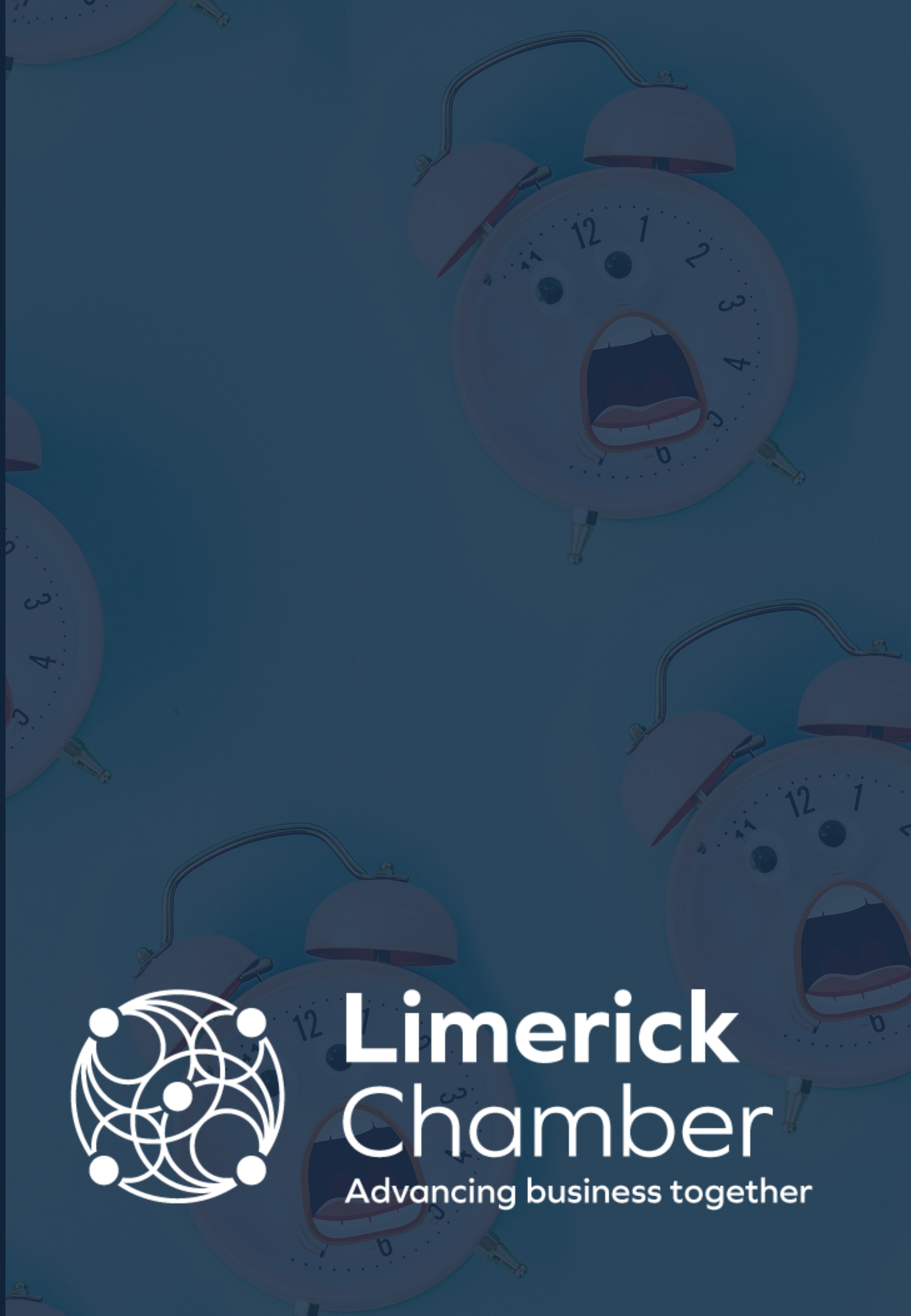
14.6%

Public transport Overcrowded

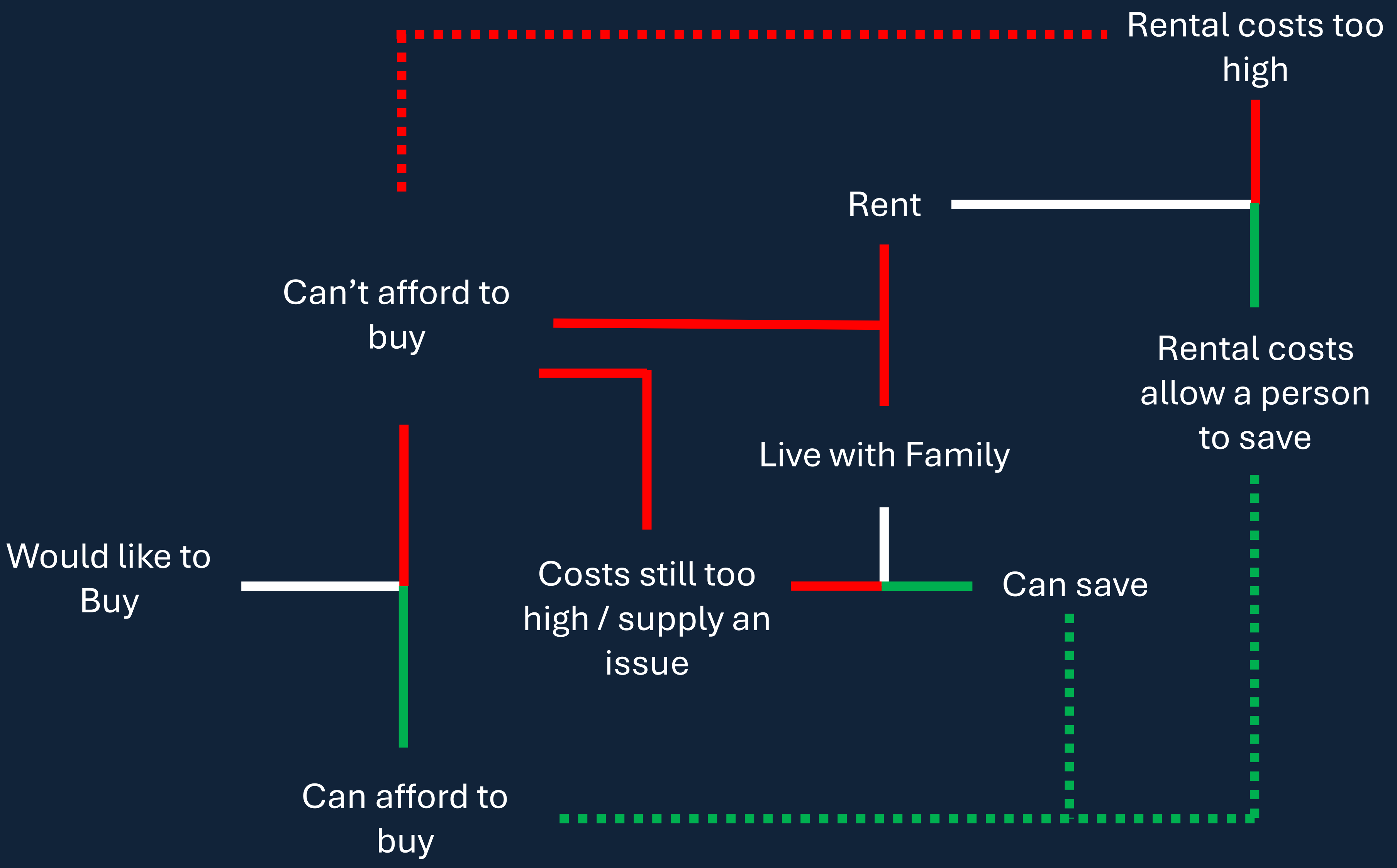
Data for Renters & Living with Family

How to interpret: 81.3% do not like the thought of not owning a car or having space for a car because they need to use it for trips outside work

Housing Emergency?



The Housing Trap



Housing Emergency ?

Do you think a housing emergency should be declared?

Homeowners

65% YES

19% UNSURE

16% NO

Renters & Living with Family

86% YES

11% UNSURE

4% NO