

Tuesday 27th September, 2022

Budget 2023 - IPAV Welcomes Certain Measures But Says Lack Of Action To Assist Small Landlords Disappointing

IPAV, the Institute of Professional Auctioneers & Valuers said while today's Budget contains many positive measures which they welcome, including extending the Help-to-Buy scheme to the end of 2024, help for renters, the extension of agricultural tax reliefs and the energy support schemes for businesses, it was deeply disappointing for small landlords that only very minor measures were included in today's Budget.

Pat Davitt, IPAV Chief Executive said the Help-to-Buy scheme is an important one for first-time buyers. "It's good to see it being retained for a further two years to assist home ownership which has been dropping dramatically," he said.

The ESRI found the share of 25-34 year olds who owned their own home halved between 2004 and 2015, dropping from 60 per cent to just 30 per cent.

"However, we would have liked to see the scheme being extended to include second-hand homes," he said. "This would facilitate greater movement in the market and create more options for aspiring buyers and sellers."

Mr Davitt said the situation for small landlords is dire, with a plethora of further regulations this year contributing to the acceleration the RTB is now seeing in such landlords leaving the market.

The Residential Tenancies Board figures show the numbers exiting the market have doubled over the last 12 months. Termination notices received by the RTB in the first half of this year rose by 58pc compared with the latter half of 2021.

"This trend is likely to continue with no meaningful improvement in the high levels of tax and excessive regulation," he said.

He said, however, the enhancement of the pre-letting expenses regime for landlords was to be welcomed.

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