

ACCOMMODATION SURVEY

of International Students in Ireland 2023



ICOS Accommodation Survey of International Students 2023

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Contents

Background	4
Methodology	4
Key Findings	5
Participant Profile	6
Accommodation	9
Rent & Deposit	16
Fraud	19
Sex for Rent	21
Mental Health	23
Student Experience	24
Education	25
Final Comment	26
Discussion of Findings	28
Recommendations	30

About ICOS

The Irish Council for International Students (ICOS) is an independent advocacy organisation whose mission is to protect and enhance the rights of international students in Ireland while championing their contribution in the places they study and in the communities in which they live. ICOS has 26 institutional members, including all the universities in the Republic of Ireland, many of the Institutes of Technology and independent third level colleges, and the Union of Students in Ireland (USI).

ICOS' values include consultation, collaboration, learning, and accountability, and our goals are to influence policy and standards in international education; build the capacity of our members; empower international students to pursue their rights; and support and showcase the important contribution of international education to international development.

The Authors

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Foreword

The Irish Council for International Students (ICOS) would like to thank the 819 international students who responded to this survey. I would also like to thank and acknowledge the work of Brian Hearne, ICOS Policy and Communications Manager, for undertaking this research and compiling the report. We look forward to engaging with public representatives and stakeholders on the recommendations.

The student housing crisis in Ireland has been getting worse year on year. ICOS has seen another difficult year for international students, many of whom have struggled to find accommodation, have been scammed, or are living in sub-standard properties. The issue of predators seeking sex in lieu of rent is also increasing and we need an urgent clamp down on this in legislation. Every year, we hear about the challenges students face trying to find a place to live: the scramble for accommodation in August and September, the rising costs, couch surfing, scams, students sleeping in cars, long commutes, and overcrowding.

The findings from this report provide evidence of the challenges that students encounter in the rental market in 2023. ICOS has outlined our recommendations to tackle the student accommodation crisis in this report. The lack of student housing is part of the wider housing crisis, but it does require its own solutions too.

Ireland is an incredible study destination with colleges who go above and beyond to support students and provide an excellent student experience. The lack of affordable student accommodation requires urgent action if Ireland is to maintain its reputation abroad. Progress is too slow when it comes to building purpose-built student accommodation. Ireland needs a clear student accommodation strategy and international education strategy that focus on ensuring that students who study here have a safe, affordable place to live. If Ireland is to continue to be an attractive study destination, the Government must act to implement the recommendations in this report.

Laura Harmon

Executive Director

Irish Council for International Students

Background

In 2022, ICOS carried out its first Accommodation Survey of International Students to better understand and highlight the challenges that international students were facing as a result of the housing crisis.* The findings revealed that many international students were experiencing significant challenges to find a place to live, and the conditions and standards of the properties of students' accommodation varied greatly. The findings also showed the negative repercussions that housing, or the search for housing, had on many international students' mental health, and highlighted that international students are often more at risk of falling victim to rental scams in search of accommodation. Given these stark, yet somewhat unsurprising findings, and the continued prevalence of the ongoing housing crisis, ICOS carried out a follow-up survey of international students in 2023 to capture students' experiences of renting in Ireland.

Methodology

This research was carried out using an anonymous online survey that was conducted between 18 September 2023 and 2 October 2023. The survey consisted of a mixture of multiple choice, dichotomous (yes/no), and open-ended questions, designed to capture data on international students' experience of renting in Ireland in 2023. Four new questions were included in the survey that were not asked in ICOS' Accommodation Survey of International Students in 2022.* These questions related to mental health, the student experience, and education in the context of the housing crisis. There was also a question asked to gather information on international students' exposure to sex for rent proposals. ICOS shared the survey across social media, with higher education institutions, English language schools, and organisations and community groups that were identified as working with international students. The survey was available in 3 languages (English, Spanish, and Portuguese) aimed at increasing participation in the research.

* Accommodation of International Students 2022: https://www.internationalstudents.ie/sites/default/files/media/file-uploads/2022-10/ICOS_Accommodation_Survey_V5.pdf

Key Findings

57%

of respondents agreed or strongly agreed that their student experience has suffered due to the accommodation crisis

37

respondents (5%) said they had either received an offer to rent a room in Ireland in exchange for sex, or had seen a room that was being advertised in exchange for sex

55%

of respondents agreed or strongly agreed that their mental health has been impacted due to the accommodation crisis in Ireland

56%

of English language students and 33% of students studying in higher education agreed or strongly agreed that their education has suffered due to the accommodation crisis in Ireland

81%

of English language students and more than a quarter (31%) of students studying in higher education share a room with at least 1 other person

1 in 10

respondents said that it took them in excess of 100 days to find accommodation in Ireland

Many international students continue to live in overcrowded, cramped, and sub-standard accommodation that fails to meet minimum standards for rented housing

53%

of respondents said they were satisfied with their accommodation, while 47% said they were not

More than

1 in 10 (13%)

of respondents said that they have been a victim of an accommodation scam while in Ireland. With just 11% of respondents who fell victim to an accommodation scam reporting the incident

Less than half

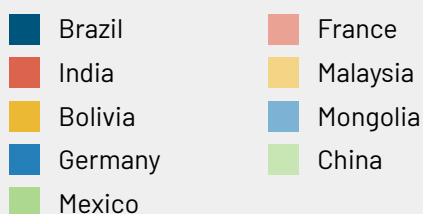
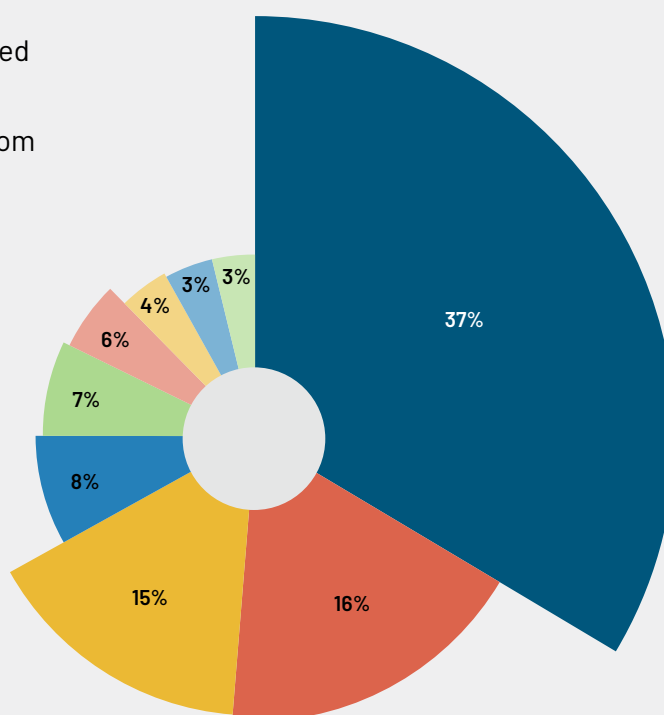
(46%) of respondents said they have a lease agreement

Participant Profile

In total, 819 people responded to ICOS' Accommodation Survey of International Students 2023 representing an increase of 43% on the number of participants that took part in ICOS' research in 2022. The survey participants were made up of a diverse range of nationalities across 73 countries. 54% of participants reported studying at an English language school and 46% said they were studying in higher education. In terms of gender, 54% of respondent said they were female, 44% indicated that they were male. There were 8 respondents who identified themselves as non-binary, 2 who said they were trans men, 1 who said they were a trans woman, and 5 respondents preferred not to respond to the question on gender.

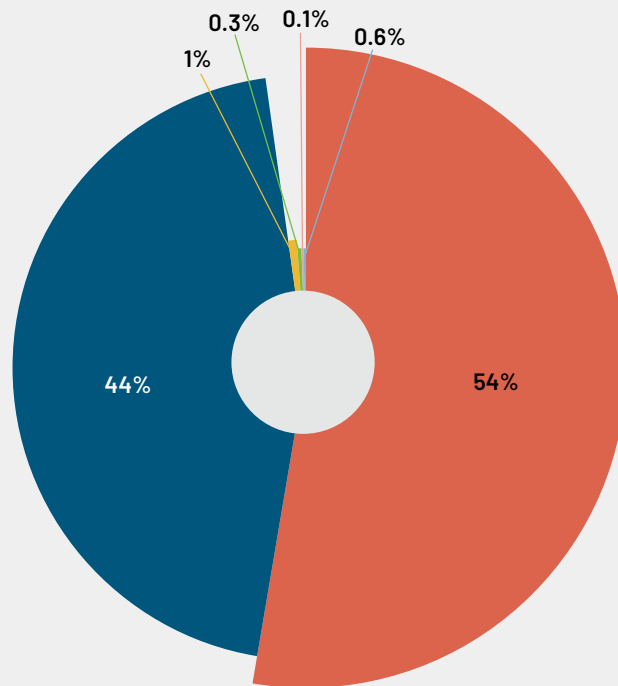
1. What is your nationality?

- 819 participants
- 73 nationalities
- Top 10 nationalities accounted for 78% of respondents
- 82% of respondents were from non-EEA countries



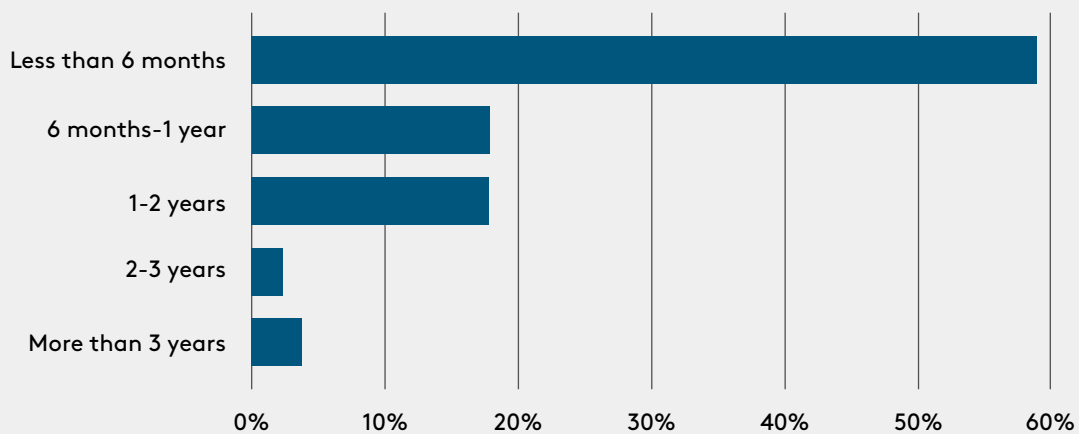
2. What is your gender?

- Female - 54%
- Male - 44%
- Non-Binary - 1%
- Trans Man - 0.3%
- Trans Woman - 0.1%
- Rather not say - 0.6%



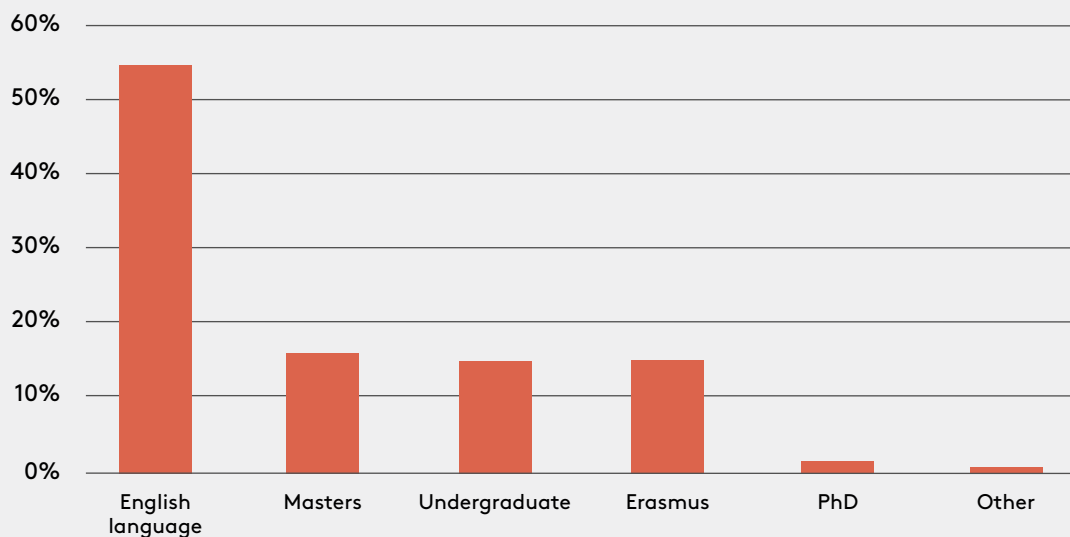
3. How long have you been living in Ireland?

- Less than 6 months - 59%
- 6 months - 1 year - 18%
- 1-2 years - 18%
- 2-3 years - 2%
- More than 3 years - 3%



4. What course are you enrolled in?

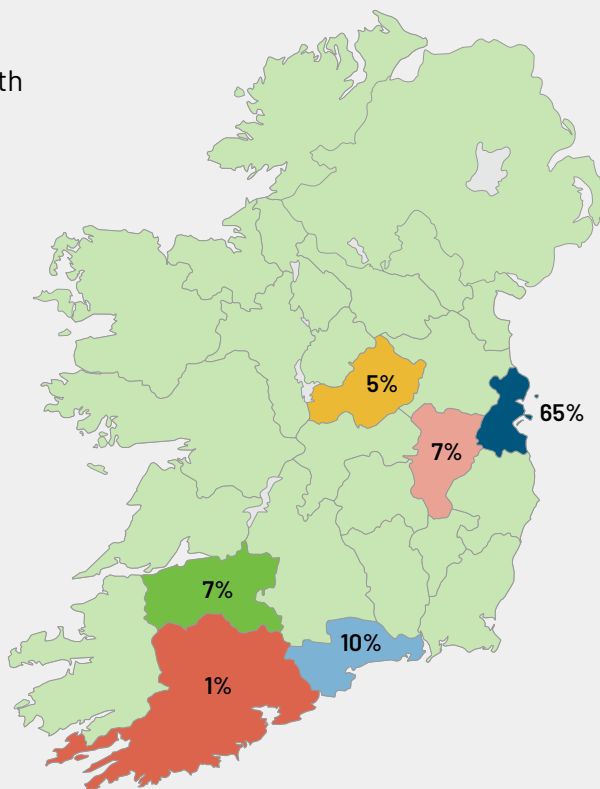
- English Language - 54%
- Masters - 16%
- Undergraduate - 14%
- Erasmus - 14%
- PhD - 1.6%
- Other - 0.4%



5. What is the name of the city / town / area where you live?

- 95% of respondents lived in 6 counties [Dublin, Waterford, Limerick, Westmeath, Kildare, Cork]
- 65% of respondents said they were living in Dublin
- 91% of English language student respondents were based in Dublin

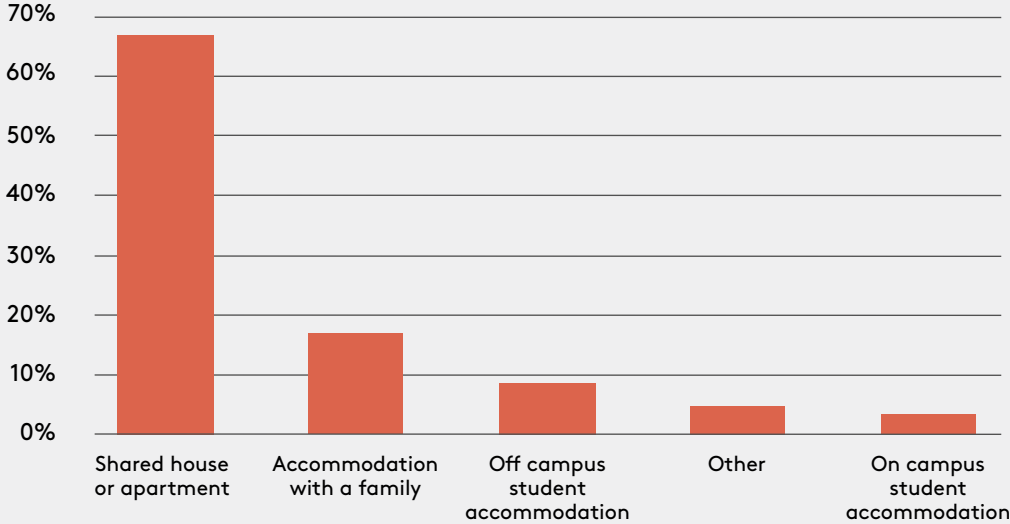
- Dublin
- Waterford
- Limerick
- Westmeath
- Kildare
- Cork



Accommodation

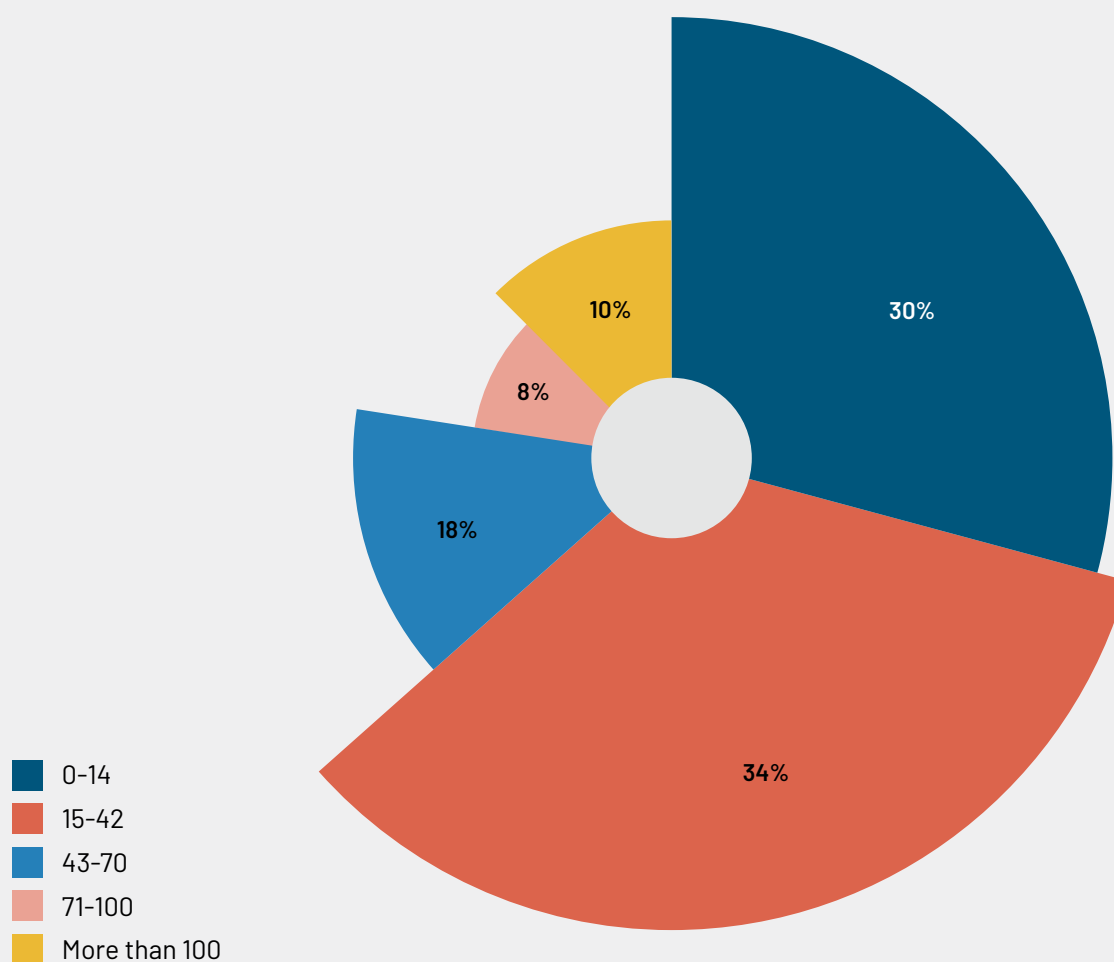
6. What sort of accommodation are you living in?

- Shared house or apartment - 67%
- Accommodation with a family - 17%
- Off campus student accommodation - 9%
- Other - 4%
- On campus student accommodation - 3%



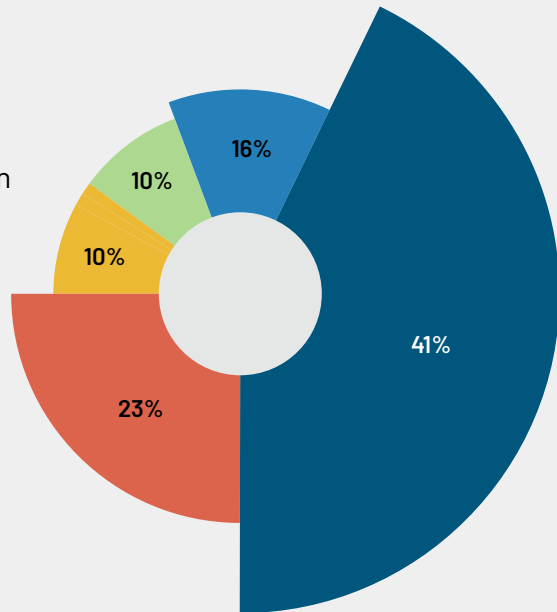
7. How long did it take you to find accommodation (in days)?

- 30% of respondents said they found accommodation within 14 days
- 64% said that they found accommodation within 42 days
- 18% of respondents found accommodation between 43 – 70 days
- 8% of respondents found accommodation between 71 – 100 days
- 1 in 10 respondents said that it took them in excess of 100 days to find accommodation in Ireland



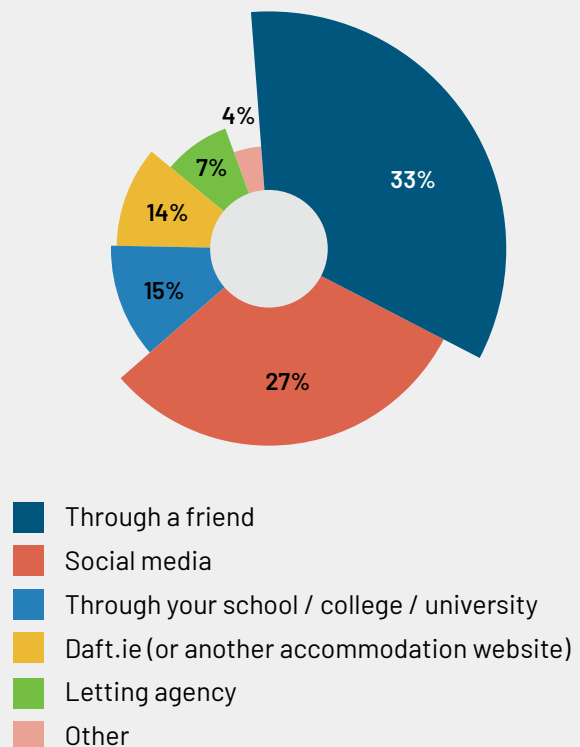
8. How far is your accommodation from your place of study (in km)?

- 16% of respondents live within 1km of their place of study
- 57% of respondents live between 1-5 km from where they study
- 23% live between 5-10 km from where they study
- 10% of respondents said they live between 10 -15km from their school or college
- 10% said they live more than 15km from where their school or college



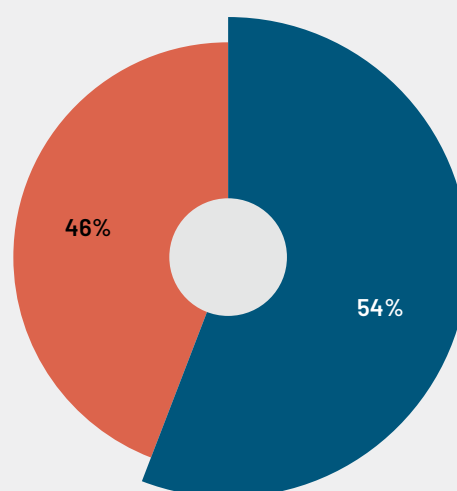
9. How did you find your accommodation?

- 33% of respondents said that they found accommodation through a friend
- 27% of respondents said they found their accommodation on social media
- 15% of respondents reported finding their accommodation through their school or college
- 14% of respondents reported finding their accommodation on Daft.ie or another similar website
- 7% of respondents said they found their accommodation through a letting agency
- 4% responded 'Other' with some reporting that they had not yet found accommodation



10. Have you signed a contract or lease agreement for your accommodation?

- 54% of all respondents said that they have a lease agreement
- 66% of Erasmus and study abroad respondents said they had a lease agreement
- 65% of undergraduates said they had a lease agreement
- 64% of postgraduate masters students reported having a lease agreement
- 54% of PhD students had a lease agreement
- Just 44% of English language students said they had a lease agreement



11. How many people do you live with?

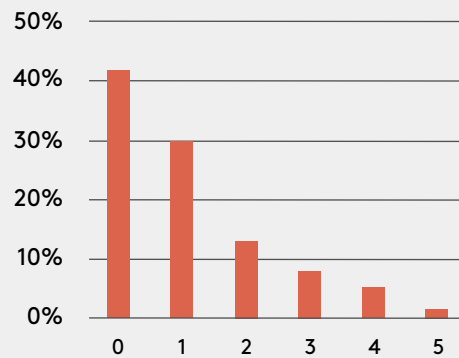
- 3% of respondents said they live alone
- 39% of respondents live in accommodation with between 1-3 people
- 39% of respondents said they live with between 4-6 people
- 20% of respondents lived with 7 or more people. With 10% of respondents saying they live with 10 or more people

12. How many bedrooms are in your house / apartment?

- 62% of respondents reported living in a house or apartment with 1-3 bedrooms
- 28% said they live in accommodation with between 4-6 bedrooms
- 10% of respondents said their home had more than 6 bedrooms

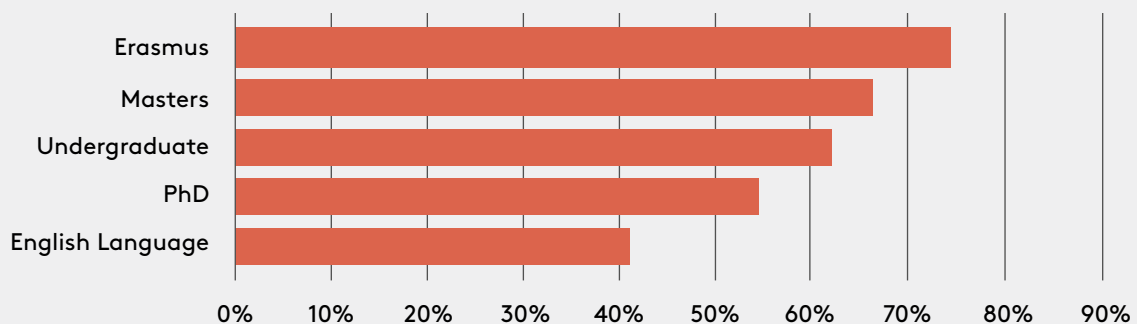
13. How many people do you share a bedroom with?

- Only 42% of respondents said that they had their own bedroom. In contrast, 58% of respondents reported sharing a room with someone. With 27% of respondents saying they share a room with 2 people or more, while 15% of respondents said they were sharing a room with 3 or more people
- 81% of English language students and a third of students studying in higher education share a room with at least 1 other person. 42% of English language students and 10% of students studying in higher education (undergraduate, masters, PhD students) share a room with 2 or more people



14. Are you satisfied with your accommodation?

- Overall, 53% of respondents said that they were satisfied with their accommodation
- 66% of postgraduate masters respondents and 54% of PhD respondents said they were satisfied with their accommodation
- Similarly to the findings in 2022, only 41% of English language students were found to be satisfied with their accommodation
- The highest rates of satisfaction were amongst Erasmus (74%)



15. Why are you not satisfied?

Sample of responses from 369 respondents who provided feedback:

An Erasmus student from Denmark said: 'Only cold water. No central heating. Poor insulation. The house is also very unclean and there's just too much stuff laying around. The garden is a complete mess.'

One Italian undergraduate said: 'It's far away from my college and this takes me about 2.5h on bus every day. Student accommodations have crazy prices so that's the only solution I found with a fair price.'

A masters student from India reported: 'It's so difficult to share small room with another person and cost is so high where I need to pay least 700 euros per month excluding bills.'

An Ecuadorian English language student comments: 'It is too expensive, 600e to share a room with 2 other people.'

A Brazilian English language student reports: 'It's an apartment with just 2 bedrooms and the landlord transformed the living room into a third bedroom. There are 6 people living in a 40 square meter apartment, with no living room, no dining table, and just one bathroom. And each person pays 600 euros per month. It's terrible!'

An English language student from Costa Rica describes her accommodation: 'The conditions are not nice, we are not allowed use the kitchen in the afternoons, there is no heating, no electricity in the top room, no carpets, and the landlord has given us all different addresses because the building is not in a fit state.'

An undergraduate student from Argentina said: 'Landlord has been threatening to sell the house, we have 0 protection from RTB because we are licensees, eviction ban is lifted, I've been trying to find a new place for 2 months now and it's impossible.'

An Indian masters student reports: 'The house is very small and on bathroom shared by 3 people. Rent is very expensive being a student paying this much of rent. We more focused on paying the rent and in part time rather than studying.'

A Bolivian English language student says: 'The house is very uncomfortable, there are 2 bathrooms for 13 people and the rent is very high. There is no heating and we always have problems with the fridge, the roof is also leaking.'

Another Bolivian English language student reports: 'The rooms are very small and there is only 1 bathroom for 18 people, we don't even have space to put our clothes.'

A Turkish English language student said: 'We hadn't have hot water for long time. And me and my housemates don't get along.'

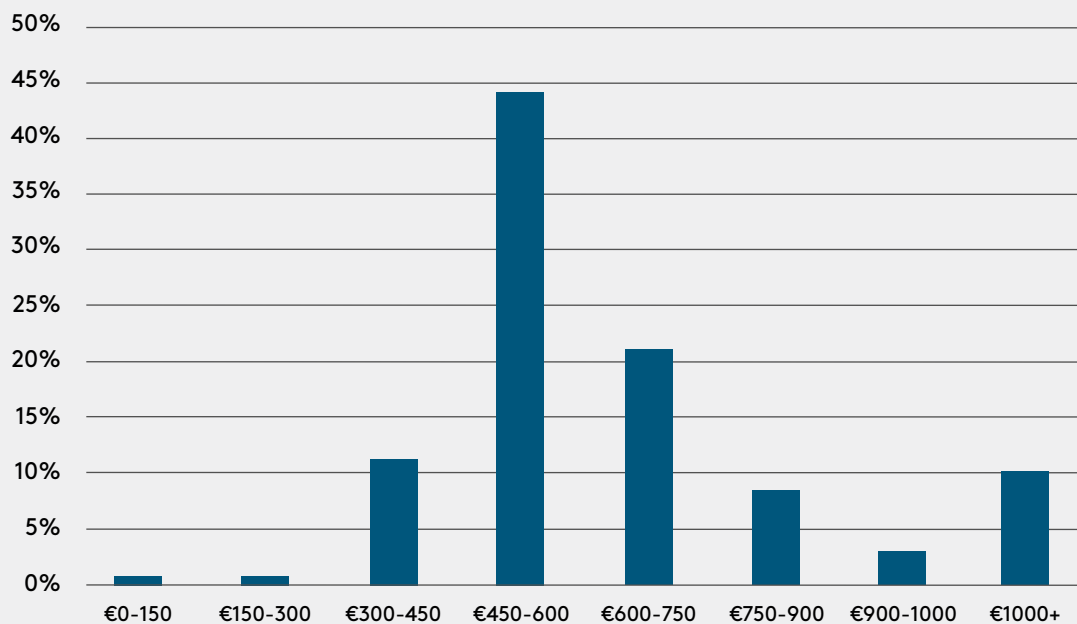
One Brazilian English language student reports: 'I am sharing a double bed with a person I don't know.'

Another Brazilian English language student says: 'We sleep in a small space on bunk beds that are very close to each other and we don't have space in the wardrobe to store our clothes, we have to leave everything in the suitcase in the living room. We only have one bathroom for 8 people who need to leave at the same time for school, someone is always late because of that. It is unhealthy to live like this due to the lack of accommodation options and when something better is found, it is extremely expensive.'

Rent & Deposit

16. How much is your rent per month?*

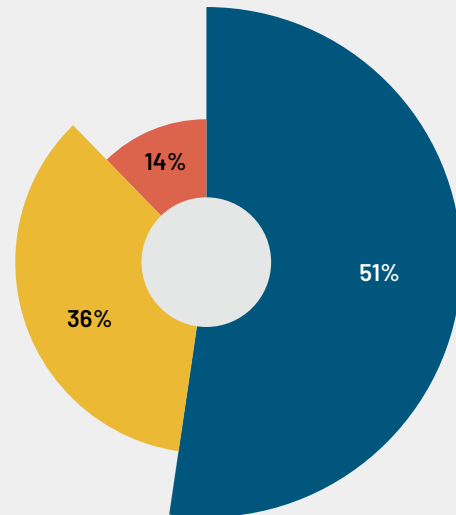
- 57% of respondents reported paying up to €600 per month for their accommodation
- 21% said they were paying between €600 - €750 per month
- 8% of respondents said they paid between €750 - €900 per month in rent
- 3% of respondents reported paying more than €900 - €1000 in rent each month
- 10% said they paid more than €1000 in rent per month



* Participants were asked to write the amount that they pay towards the overall monthly rent and deposit, for example, the overall monthly rent in a shared property is €3000 and each person has to pay a €600 security deposit, and pay €600 per month in rent.

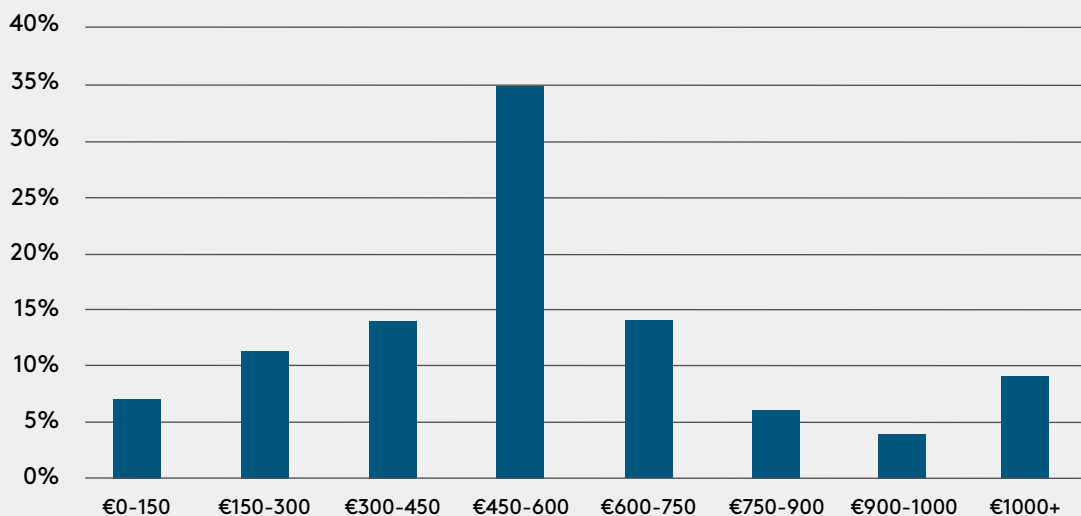
17. How much do you pay in bills per month?

- 51% of respondents reported that bills were not included in their rent. With 93% saying they paid up to €150 per month in bills
- 36% said their bills were included in their rent
- 14% of respondents said that they were unsure about how much they pay per month in bills



18. How much was the deposit to secure your accommodation?*

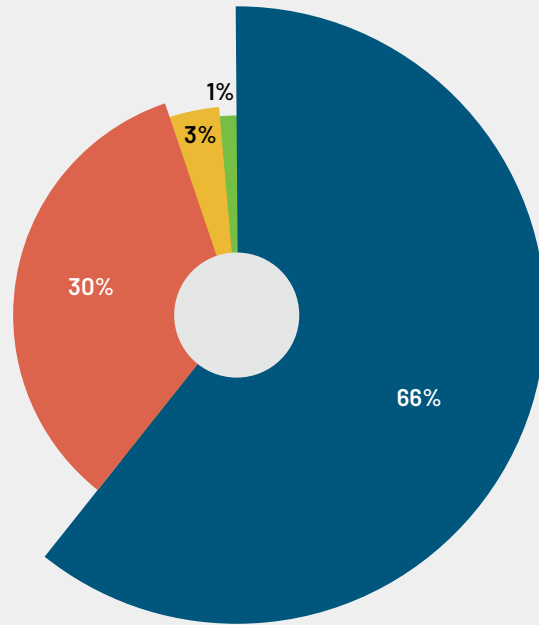
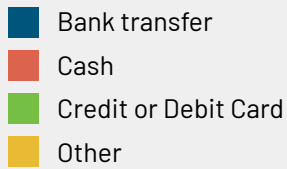
- 67% of respondents said they paid a deposit of up to €600
- 14% reported paid between €600 - €750 for their deposit
- 6% of respondents said they had to provide €750 - €900 to secure accommodation
- 13% of respondents reported paying more than €900 as a deposit



* Respondents' rent and deposit were calculated per person. However, this assumption has its limitations due to, among other factors, the wide variance in the cost of rent, the type and quality of the accommodation, the number of people sharing a room, as well as the location of the property.

19. How do you pay your rent?

- 66% of respondents said that they paid their rent via bank transfer
- 30% said they paid their rent in cash
- 4% of respondents either reported paying their rent by credit or debit card, paying by both cash and bank transfer, or that they did not pay rent



Fraud

20. Have you been a victim of an accommodation scam while in Ireland?

- 13% (101) said that they had been a victim of an accommodation scam while in Ireland

21. Did you report the scam to the Gardai – yes / no?

- Less than 11% of respondents who said that were a victim of an accommodation scam reported the incident to the Gardai

22. Were you happy with the outcome?

- Only 18% these people said they were happy with the outcome



23. Why did you not report it?

Sample of responses from 81 respondents who provided feedback:

One Mexican student reports:

'Because they will not do anything about it just because I'm a foreign and not local. It's useless. Besides, they protect more the landlords than us.'

A masters student from Vietnam said: 'Gardai does not do anything, why bother.'

A German Erasmus student said: 'I did not know where to report it. €500 gone, just like that. In comparison to other people who got scammed out of 1k+€ a small(er) amount.'

A Bulgarian undergraduate student recalls: 'I didn't think its important and ashamed to have fallen victim.'

A student from China commented: 'I was in a hurry to leave and was threatened and collecting evidence is complicated.'

A PhD student from the USA reports: 'I didn't think they'd take me seriously. I'd just be another statistic, another foolish international student. Why would they care?'

A Bolivian English language student says: 'I was afraid I would have problems here in Ireland and thought I would be discriminated against.'

An English language student from El Salvador describes the situation they faced: 'If I had reported it, I would have had to sleep in the street. I paid to rent a share apartment and they brought us to an abandoned Buddhist club where they had placed beds, an improvised kitchen, and I had to share a washing machine with 30 people.'

Sex for Rent

24. Has someone ever offered to rent you a room in Ireland in exchange for sex, or have you ever seen a room that was being advertised in exchange for sex?

- 37 (5%) said they had either received an offer to rent a room in Ireland in exchange for sex, or had seen a room that was being advertised in exchange for sex; however, almost 1 in 10 respondents said that they were 'unsure'
- Out of the respondents who replied 'yes' to this question, 20 were female, 15 were male, 1 person said they were non-binary, and 1 person did not provide their gender

25. Where did you see the room advertisement?

- Of the 37 people who provided information on where they saw a room being advertised in exchange for sex, 26 (70%) said they saw the advertisement on social media



Sample of responses from 21 respondents who provided feedback:

A male respondent from Brazil describes their experience:

'Before arriving in Dublin, on the recommendation of a person close to me, I found out about a vacancy that would be available right at the time I would arrive, I arranged via video call with the owner who was Croatian to visit the property as soon as I arrived and arrange the details in person. The day I arrived in Dublin I went to his house to see the property, he lived in a studio and I thought the vacancy would be for a sofa bed, but when I got there he showed me the place and said the vacancy was for sleeping on the bed with him and asked if we could have sex. I was shocked, I immediately refused and said that I was not looking for sex in exchange for accommodation. It was very scary, especially because I didn't speak English well and I found this type of situation absurd. Luckily I had paid for temporary accommodation for a month when I arrived and I didn't pay anything to the supposed landlord until I arrived and saw everything in person.'

One female respondent from Brazil recalls: 'The person insinuated that the rent could be free for me. I immediately replied that I wasn't interested and blocked him. I no longer have the person's data, this was at the beginning of 2022.'

A female respondent from the USA said: 'I saw an advertisement on social media for an "open minded woman" to share a room in an owner occupied house - it looked like the owner placed the ad - all men.'

A female Mexican respondent said: 'I don't have any personal experience of this, but you see it a lot on social media.'

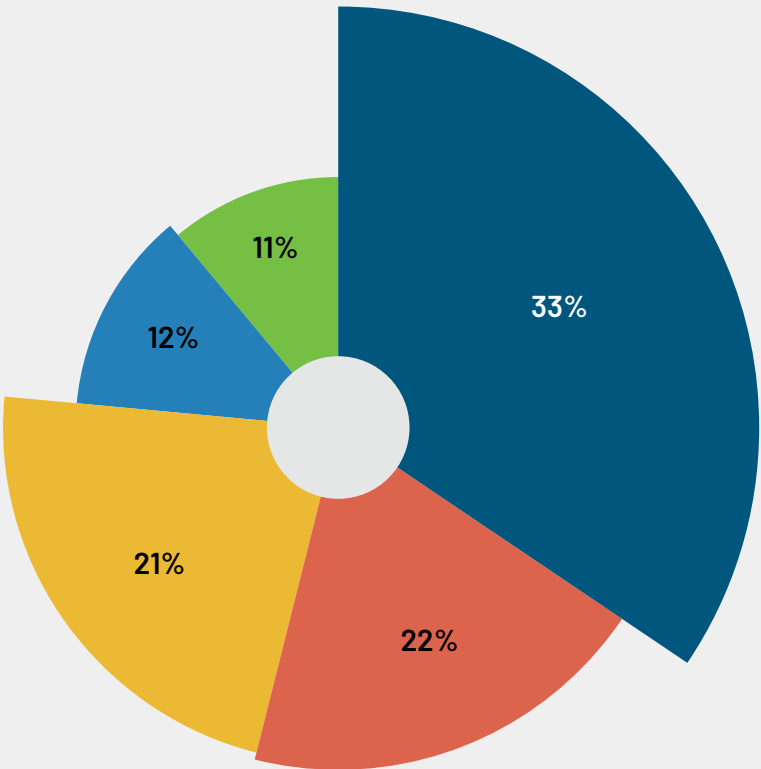
Another female Brazilian respondent reported: 'A group of people said that I could only move in if I was willing to have fun with those who lived there and some other people who live there.'

Mental Health



26. Has your mental health suffered because of the accommodation crisis in Ireland?

- Overall, 55% of respondents agreed or strongly agreed that their mental health has been impacted due to the accommodation crisis in Ireland
- 60% of English language students and 50% of students studying in higher education agreed or strongly agreed that their mental health has been impacted due to the accommodation crisis in Ireland
- The research found no significant difference between male and female respondents in relation to their mental health

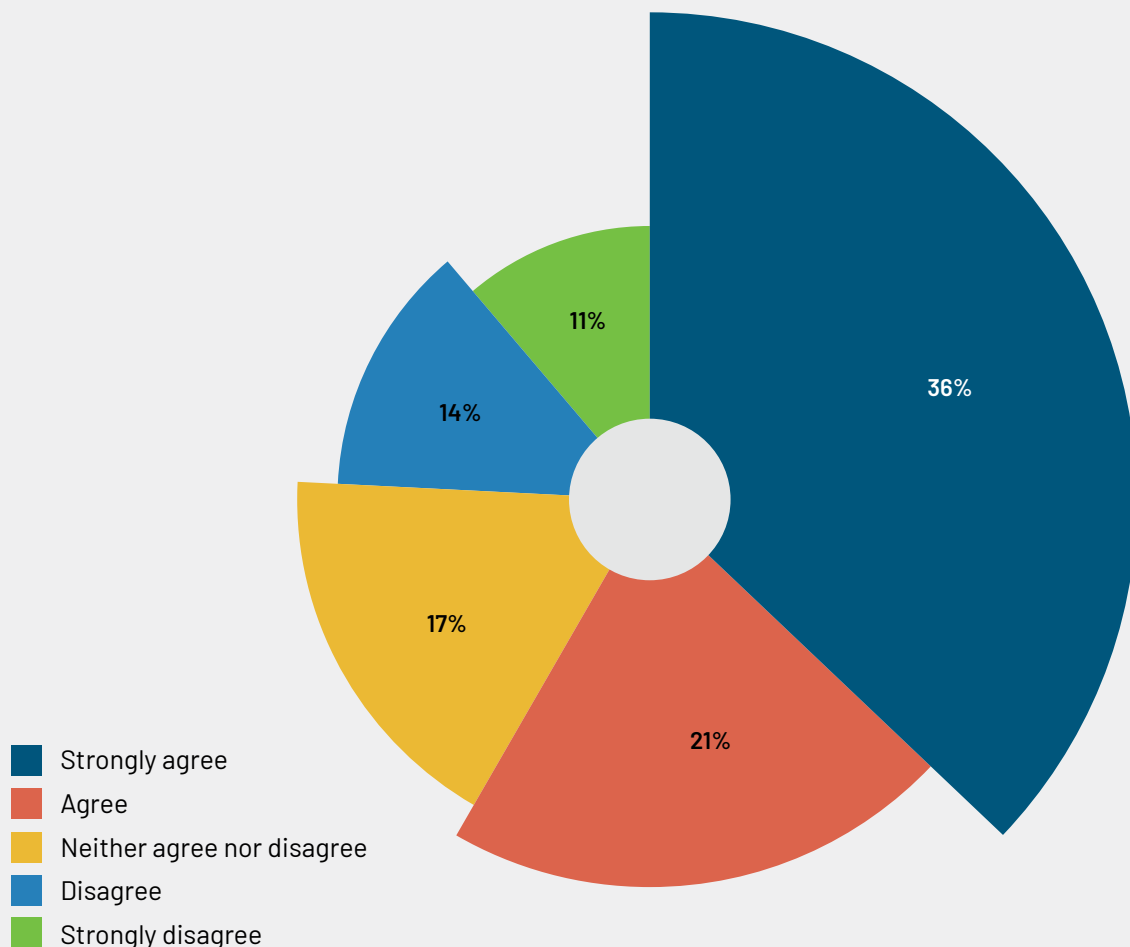


- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree

Student Experience

27. Has your student experience suffered because of the accommodation crisis in Ireland?

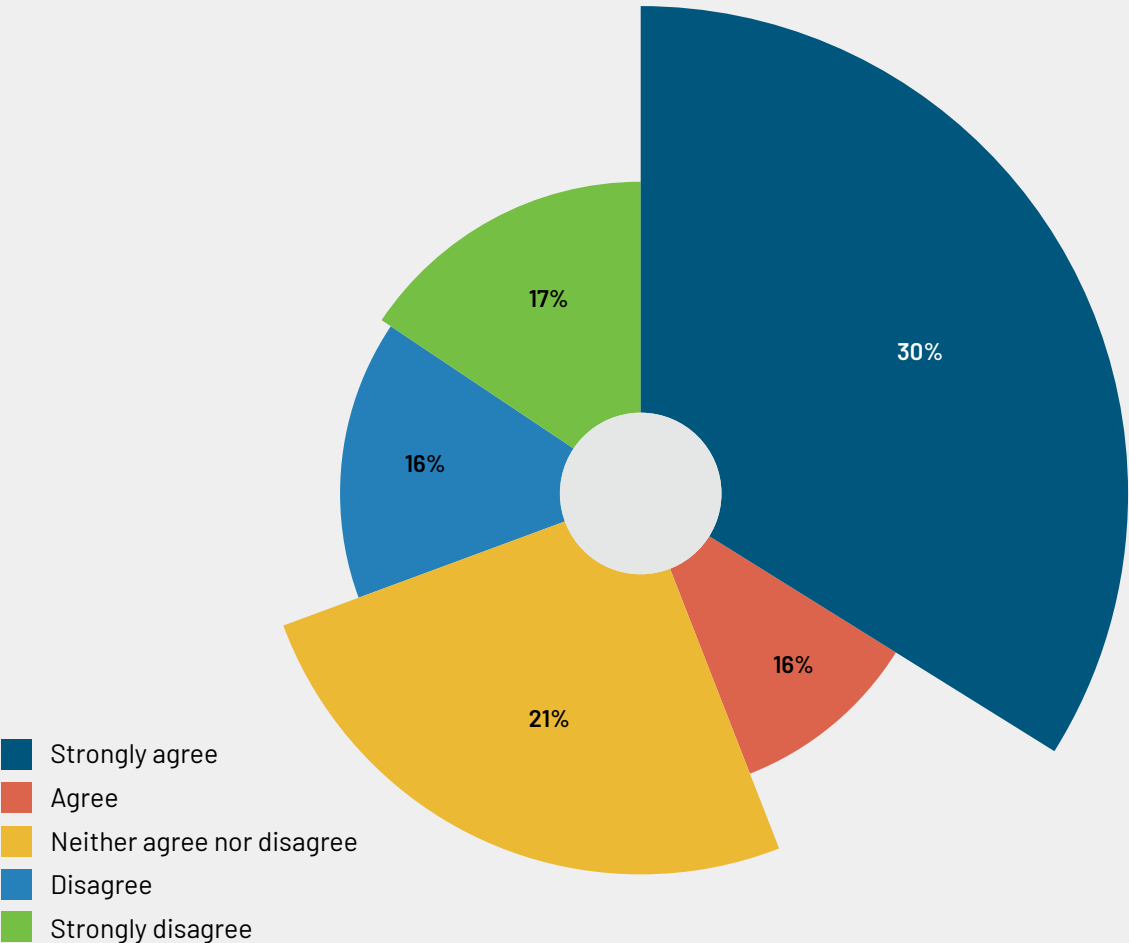
- In total, 57% of respondents agreed or strongly agreed that their student experience has suffered due to the accommodation crisis in Ireland
- The findings reveal that 63% of English language students said their student experience was affected by the accommodation crisis compared with 50% of students studying in higher education
- The research found no significant difference between male and female respondents in relation to their student experience



Education

28. Has your education suffered because of the accommodation crisis in Ireland?

- 46% of respondents agreed or strongly agreed that their education has suffered due to the accommodation crisis in Ireland
- However, when comparing responses to this question by enrolment, the research found that 56% of English language students said their education had been affected compared with 33% of students studying in higher education
- The research found no significant difference between male and female respondents in relation to their education



Final Comment

29. Do you have any additional comments or information you would like to share?

Sample of responses from 286 respondents who provided feedback:

A PhD student from India comments:

'Why does Ireland not make student accommodation a requirement for universities to provide? As in physical rooms not merely websites to help find accommodation.'

A UK undergraduate student describes their situation:

'I work 3 days a week 8 hour shifts to pay for accommodation all my efforts to share with friends have always fallen through the annual accommodation panic is a nightmare.'

One Brazilian English language student says:

'It's difficult to focus on studying when you have to work 40 hours, doing exhausting work because if you only do 20 hours it's impossible to pay all the bills. Obviously this compromises learning. The cost of living in Dublin is not worth it for students.'

An English language student from Panama said:

'In my opinion, I think that the work hours for students should be increased, since 20 hours is not enough, due to the high cost of housing plus monthly bills.'

An English language student from Brazil commented:

'We spend so much time worrying about accommodation that we forget the main objective of studying. It really is a horrible experience.'

One Indian masters student said:

'I hope I find a permanent place to stay soon!'

A Mexican English language student said:

'The cost of rent is extremely excessive and many times the landlords take advantage of the accommodation crisis by increasing the rent, and there are no monitoring or regulations.'

A French Erasmus student recalls: 'As an Erasmus student, it was impossible to find accommodation without visiting it beforehand, a lot of scam is made possible this way. Spent 9 days of Airbnb and hotels and a friend I made along who could help me, lots of efforts everyday of calling, sending emails, getting ready to visit as soon as an announcement was posted on websites, got through some weird offers, and expensive rents (In France, it is between 300 and 500 euros, bills included). But glad I could get through it!'

A Chinese undergraduate student reports : 'Many landlords don't sign contracts. And take the deposit without cause.'

A Tanzanian undergraduate says: 'As international students we have so much to pay already. So we should not be stressed by exclusive bills such as electricity and water.'

A masters student from Vietnam says they will not recommend Ireland as a study destination: 'I tell people stop coming to Ireland to study, the housing is terrible here.'

A masters student from Honduras comments: 'I want to highlight the shortage of accommodation and the discrimination against Latino students. It is much more difficult for a Latino without a European passport to get accommodation here.'

One Brazilian English language student describes living in a disused pub:

'I ended up in a filthy PUB that was for sale in D2, because a real estate agent kicked me out of a house, 10 days before my 3 month contract expired. That's because they were interested in raising the rent price, they made us leave the house overnight and put us in this PUB. The broker charged €100 for "brokerage", everything became a money-making machine. That's why they want to make 3-month contracts and expel us. The PUB's entrance door didn't close, much less the rooms.... There I met many students who had also been scammed, some even worse than mine. It was a very difficult time, I don't even like to remember it! I don't know how I managed to stay here.'

A Mongolian English language student said: 'In my opinion, since we students have the right to work relatively short hours, I think that we should pay attention to the fact that the student-only housing program or schools offer low-cost housing to students.'

A German Erasmus student also says they will not recommend Ireland as a study destination: 'It is quite difficult to find an accommodation for one semester as an Erasmus student. I will probably not recommend Ireland as a study place for my friends because of the living situation.'

Discussion of Findings

The survey findings in 2023 show that international students in Ireland continue to face hugely challenging conditions that negatively impact on their health, well-being, education, and student experience as a direct result of the housing crisis. For example, 1 in 10 respondents said that it took them in excess of 100 days to find accommodation, while just 5% of respondents studying in higher education said they were living on campus, which is 9% less than in 2022.

ICOS observes that the number of international students who said they had their own bedroom decreased from 57% in 2022 to 42% in 2023; conversely, the number of people sharing a room with two people or more rose from 20% to 27% in the same period. In addition, the number of people who said they lived with more than seven people rose by 7% to 20%. These findings suggest that the majority of international students are unable to afford to rent a room on their own and must share a bedroom with someone else, and often with numerous people, due to the exorbitant cost of renting in Ireland. Moreover, the findings show that the cost of living crisis has also severely affecting international students, particularly non-EEA students who are only legally permitted to work 20 hours per week.

All landlords have a legal obligation to ensure that their rented properties comply with the standards set down in the Housing (Standards for Rented Houses) Regulations 2019. Yet, similar to the findings from ICOS' survey in 2022, there were multiple accounts from students who reported staying in overcrowded, cramped, and sub-standard accommodation that is failing to meeting minimum standards for rented housing. Many respondents said they did not have access to basic utilities, such as a cooker or dryer. There were also numerous reports of accommodation that had issues with heating and hot water, in some cases students reported not having either, as well as many reports of properties with mould and humidity. The low number of international students who have a lease agreement is indicative of the precarious housing situation that many students find themselves in. Some respondents highlighted that they were renting a bed or a bedroom that was being sublet to them, while others had not found a place to live. It is evident that the current housing legislation is failing to protect renters, including international students, from unscrupulous landlords and individuals who are exploiting the housing crisis for their own gain. In 2023, there was once again a considerable number of international students who fell victim to a rental scam in Ireland, as more than 1 in 10 (13%) of respondents said that they were a victim of an accommodation scam this year. With only 10% of respondents who said they were scammed reporting the incident to the Gardai.

The sex for rent scandal has received significant media coverage in recent times with several well publicised accounts from women who were subjected to this behaviour. However, there is an absence of data on people's experience of sex for rent in Ireland, which prompted ICOS to include a question about sex for rent in this year's survey. A total of 37 (5%) respondents said they had either received an offer to rent a room in Ireland in exchange for sex, or had seen a room that was being advertised in exchange for sex. ICOS notes that almost 1 in 10 people responded that they were 'unsure' to the question on sex for rent. Considering that 95% of these respondents were from non-native English-speaking countries, they may not have been aware of the subtle language often used in this exploitative practice. It is also worth noting that 70% of sex for rent advertisements were seen on social media where little monitoring of this behaviour takes place.

ICOS' research shows that the pressure of the housing crisis continues to affect international students' mental health with more than half of respondents agreeing or strongly agreeing that their mental health has been impacted due to the accommodation crisis in 2023. This year's survey included questions to gather information on how international students' student experience and education have been affected by the accommodation crisis. The findings reveal that 63% of English language students said their student experience was affected by the accommodation crisis compared with 50% of students studying in higher education. In terms of education, 56% of English language students said their education had been affected compared with 33% of students studying in higher education.

Recommendations

Based on our research findings, ICOS has developed a series of recommendations, which we urge policymakers and the higher education sector in Ireland to consider and implement.

ICOS proposes the following recommendations:

1. Publish a new National Student Accommodation Strategy and establish a steering group to oversee its implementation, and include accommodation targets in the new International Education Strategy;
2. Rapidly scale up building of affordable housing and ringfence capital investment to enable higher education institutions to build affordable Purpose-Built Student Accommodation (PBSA);
3. Urgently pass legislation to clamp down on predators seeking sex in lieu of rent;
4. Increase inspections of private rental properties and enforcement under the Housing (Standards for Rented Houses) Regulations 2019;
5. Establish a NCT style inspection of rental properties to ensure that minimum standards are met;*
6. Introduce a Deposit Protection Scheme using a custodial model;**
7. Increase the rights of people who have a license agreement as they are not currently covered under the Residential Tenancies Act 2019;
8. Provide funding to ICOS and relevant partners to raise awareness of accommodation rights and how to avoid accommodation scams with promotional material in different languages;
9. Introduce legislation for rent a room scheme / digs accommodation;
10. Increase working hours for holders of a Stamp 2 visa from 20 hours to 30 hours per week.

* This is a proposal by the housing charity Threshold, under which landlords would be required to provide a certificate to the Residential Tenancies Board (RTB), every four years, to demonstrate that their property meets minimum standards.

** This is another proposal by the housing charity Threshold where a landlord is required to lodge a deposit with a registered tenancy deposit scheme.

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