

Annual Report
and Accounts 2013



Mission

To develop and support a well-regulated residential rental sector in Ireland for the equal benefit of landlords, tenants and society at large through the provision of a high quality national register of tenancies, the provision of modern professional mechanisms to resolve tenancy disputes in a timely cost-effective and equitable manner, and the provision of information and advice which enhance knowledge and understanding of the sector.

Vision

A well-functioning rental housing sector in Ireland that is fair, accessible and beneficial for all.

Values

The PRTB seeks to reflect a set of values that underpins and supports the way it works and interacts with all its stakeholders. The following values are central to the fulfilment of our vision, mission and mandate:

- Equity and fairness for landlords and tenants
- Proactive engagement for faster, most cost effective results
- Client and quality focus
- Efficiency and professionalism
- Value-for-money service to society
- Openness and responsiveness to change
- Catalyst for improvement in the residential rental sector

Mandate

The Private Residential Tenancies Board mandate is defined by the Residential Tenancies Act 2004 (Section 151), and can be summarised as follows:

- the resolution of disputes between tenants and landlords;
- the registration of particulars in respect of tenancies in the private residential rented sector;
- the provision to the Minister of advice concerning policy in relation to the private rented sector;
- the development and publication of guidelines for good practice by those involved in the private rented sector;
- the collection and provision of information relating to the private rented sector, including information concerning prevailing rent levels;
- the conduct of research into the private rented sector, and monitoring the operation of various aspects of the sector where the Board considers it appropriate;
- the review of the operation of the Act and any related enactments, and the making of recommendations to the Minister for amendments to same;
- the performance of any additional functions conferred on the Board

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Chairperson and Director's Statement

The year 2013 was characterised as one of considerable change in the private rented sector.

Those who previously considered the private rented sector as a short transition to ultimate home ownership have found themselves remaining in the sector for longer due to uncertainties in employment, difficulties in sourcing mortgage finance, and a lack of housing supply. The demand for rented accommodation has also been boosted by schemes aimed at leveraging the private rented sector to address social housing needs, e.g. the Residential Accommodation Scheme and the Rent Supplement Scheme.

All of these factors have meant that the demand for private rental housing is at a level last experienced in the 1950s.

The PRTB Rent Index

Inevitably, the cost of renting has begun to increase due to increased demand and restricted supply. The PRTB is uniquely placed to monitor those changes so that future policy decisions are firmly grounded on neutral and well informed research. In May of 2013 the PRTB launched the PRTB/ESRI Rent Index. It is based on the most extensive rental database in the country.

The PRTB Rent Index includes both a mix-adjusted Hedonic Rent Index and an Average Rent Report. The Average Rent Report is displayed on CSO software allowing users to interrogate the data for average rents for five property types in 446 locations around Ireland.

The PRTB Rent Index allows us to examine what has happened to market rents since the second half of 2007. The index shows that rents rose between the third and fourth quarter of 2007 and fell sharply throughout 2008 and 2009. The peak to trough decline in rents was 25.6%. Rents started to increase again around the beginning of 2012 and by quarter 4, 2013 were 3.7% higher than at their lowest point.

Turning to 2013, while the year on year increase nationally was 3.0%, we saw very clearly that a "two speed" market has begun to emerge in Ireland, with the rate of increase in Dublin at 7.1% and elsewhere in the country a much more moderate 0.8%. The increase in Dublin is driven by apartment rents, which rose at 7.4%, while houses increased at 6.2%.

Co-ordination across the Public Sector

The Board and Management of the PRTB are very conscious of the role which the private rented sector plays in the wider housing sector in Ireland, and of the interdependencies between the various sectors. In recognition of these interdependencies, the PRTB is working ever more closely with other public sector bodies and agencies. This is apparent from the ongoing and increasingly automated exchange of information between the PRTB and Department of Social Protection, Local Authorities and the Revenue Commissioners.

It is also reflected in the scope and nature of research now being undertaken by the PRTB, and due for publication in the Autumn of 2014.

Reform of the Legislative Framework

The PRTB, operating through the Legislative Committee and with the advice of legal counsel where required, has actively advised the Department of the Environment, Community and Local Government (DoECLG) on legislative amendments, where appropriate. We have also commissioned research and engaged with stakeholders on particular issues where concerns have been raised. We will continue to support the work of the Department and the Minister during this time of important change.

The passing of the Residential Tenancies Amendment Bill 2012 will bring significant changes to the sector. The PRTB will assume responsibility for the regulation of the not-for-profit housing sector. This sector provides nearly 27,000 units of housing in many niche areas, including homes catering for the elderly, disabled or formerly homeless.

The Minister of State at DoECLG has announced her intention to legislate for the introduction of a Deposit Protection Scheme in Ireland. There is considerable overlap between the proposed functions of this scheme and existing PRTB registration functions and dispute resolution functions. The PRTB is committed to supporting the scheme and the manner in which it will operate.

The pending legislation will also make amendments to the areas of registration fees, thereby enabling discounts for on-line services, and in dispute resolution, to allow for cases involving rent arrears to be fast-tracked.

All of these changes will require considerable investment in information communications technology (ICT), in the development of new processes, and in training for staff and clients. It will also require an increased number of staff in the PRTB to operate the new legislation. The PRTB ICT Steering Committee, with the assistance of ICT consultants, spent several months in the second half of 2013 developing the PRTB ICT Strategy for 2014 – 2016. This will support the roll-out of the new legislation and enhance the customer experience of clients opting to do business with us in an automated fashion.

Board and Staff

We would like to acknowledge the work of the Board members who resigned in 2013; former Chairperson Orla Coyne, John Tiernan, Eoin O’Sullivan, Vincent P. Martin, Gene Feighery and Conn Murray, and we would like to welcome our new Board members; Rhonda Donaghey, John Fitzgerald, Paul Flood, Noel Merrick, Noel Conroy, Gareth Robinson and Kathleen McKillion.

Finally, we would like to gratefully acknowledge the work of the staff, adjudicators, mediators and Tribunal members during 2013.

Catriona Walsh
Chairperson

Anne Marie Caulfield
Director



Members of the Board



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12.

1. Catriona Walsh
Solicitor (Chairperson)

2. Noel Conroy
*Former Garda
Commissioner*

3. Rhonda Donaghey
Trade Union Official

4. John FitzGerald
*Property Professional,
Member of Institute of
Professional Auctioneers
& Valuers (I.P.A.V.)*

5. Paul Flood
*Estates Manager, Health Service
Executive, Dublin North*

6. Kathleen McKillion
*Head of Development,
Irish Council for Social Housing*

7. Joseph Meehan
*Civil Servant, Department
of Social Protection*

8. Noel Merrick
*Property Professional,
Member of Institute
of Professional Auctioneers
& Valuers (I.P.A.V.)*

9. Paula O'Reilly
*Civil Servant, Department
of Environment, Community
& Local Government*

10. Tim Ryan
*PR & Public Affairs
Consultant*

11. Gareth Robinson
Barrister

12. Tricia Sheehy Skeffington
Barrister

Orla Coyne, Chairperson, Gene Feighery, Vincent P. Martin, Eoin O'Sullivan, John Tiernan - Terms expired during 2013.
Conn Murray - Resigned 2013.

The Board and its Governance Structures

Board Members

Board members are appointed by the Minister as persons who have experience in a field of expertise relevant to the Board's functions (Section 153 of the Act). The PRTB Board is committed to maintaining the highest standards of corporate governance in compliance with the Code of Practice for the Governance of State Bodies. The Board has prepared and adopted codes of business conduct for its Board members, Director, staff, and for adjudicators and mediators. It has also prepared a three year corporate strategy and annual business plans.

The Board met on 60 occasions during 2013, to deal with matters relating to both policy and disputes. In addition, there were 42 meetings of the Board's committees. In 2013, Board members were paid fees totalling €257,815 (gross), of which €118,099 was in respect of attendances at Board meetings (policy, disputes, committees, training and Rent Tribunals), and €139,716 for work associated with Tribunals. For a breakdown of all payments made to Board members in 2013, please see page 57 of this Annual Report.

Board members were also paid a total of €18,214.77 for travel and subsistence incurred for attendances at meetings and Tribunals, in accordance with the Department of Finance guidelines.

The fees payable in 2013 for Board related duties were as follows:

Activity	Fees effective from 1 July 2013 onwards
Board Meetings/ Committee Meetings/ Training	€196
Board Meetings/ Committee Meetings - Chairperson	€217
Dispute Meetings	€329
Dispute Meetings/ Chairperson	€509
Tribunals	€506*
Tribunals/Chairperson	€1,020*

* A report fee is included in this amount.

The dispute meeting and Tribunal fees were reduced from 1st July 2013 under the terms of the Financial Emergency Measures in the Public Interest Act 2013.

Board Members' Attendance 2013

The attendance of Board members at meetings, and participation in other Board-related work throughout 2013, is set out below for the period 1 January to 31 December 2013.

Meetings Attended by Board Members 2013

Board Member	Date of Appointment	Number of Meetings attended in 2013		
		Board Policy	Board Disputes	Committees & Training
Catriona Walsh (Chair)	16 April 2013	11	18	13
Noel Conroy	02 October 2013	3	9	
Rhonda Donaghey	16 April 2013	9	19	
John FitzGerald	01 April 2013	9	32	3
Paul Flood	01 April 2013	5	5	4
Kathleen McKillion	02 October 2013	2		1
Joseph Meehan	01 December 2010	2	1	1
Noel Merrick	01 April 2013	10	32	5
Paula O'Reilly	23 March 2012	12	30	9
Tim Ryan	17 February 2012	12	22	19
Gareth Robinson	02 October 2013	2	6	1
Tricia Sheehy Skeffington	17 February 2012	11	23	18
Former Board Members. Term expired in 2013		Board Policy	Board Disputes	Committees & Training
Orla Coyne (former Chair)		3	10	7
Gene Feighery		3	10	2
Vincent P. Martin		1	12	4
Eoin O'Sullivan		10	9	8
Conn Murray		2		3
John Tiernan		9	32	14
Total number of meetings		12	48	42

PRTB Governance: Committees' Activity & Membership

In accordance with Section 157 of the Residential Tenancies Act 2004, the Board has established a number of committees to assist in the discharge of its responsibilities.

The Board was appointed to a number of committees to ensure quorums in the interregnum between the expiry of Board members' terms in March 2013, and the appointment of new Board members in April 2013.

Dispute Resolution Committee

1. Dispute Resolution Committee

Aidan Brennan
Anne Colley
Anne Leech
Bairbre Redmond
Catriona Walsh
Charles Corcoran
Cian Ó Lionáin
Ciara Doyle
Claire Millrine
Dervla Quinn
Eoin O'Sullivan
Finian Matthews
Fintan McNamara
Gareth Robinson
Gene Feighery
Geraldine Feeney
Henry Murdoch
John FitzGerald
John Lynch
John Tiernan
Kathleen McKillion
Kieran Buckley
Liam Nolan
Louise Moloney
Mary Doyle
Mary Heaslip
Mary Morris
Maurice O'Donoghue
Michael Irvine

Nesta Kelly
Noel Conroy
Noel Merrick
Orla Coyne
Patricia Sheehy Skeffington
Tim Ryan
Tom Dunne
Tom Reilly
Vincent P. Martin

Section 159 of the Residential Tenancies Act 2004 empowers the Board of the PRTB to establish a Dispute Resolution Committee, and to delegate functions and appoint members to that committee. The Dispute Resolution Committee (DRC) of the PRTB is the panel from which the members of the three person tenancy Tribunals are drawn. Since Tribunal determinations can only be appealed on a point of law to the High Court, members of the DRC perform an important quasi-judicial function. The Tribunals, upon completion of a hearing, make a determination and notify the Board of the determination, pursuant to Section 108(1) of the Act. Following this, the Board, in accordance with Section 121 of the Act, makes a legally binding Determination Order that, together with the Tribunal report, issues to the parties concerned; 278 such Tribunals were held during 2013.

2. Research, Education and Awareness Committee

Tim Ryan (<i>Chair</i>)
Bob Jordan (<i>Threshold</i>)
John Leahy (<i>Irishlandlord.com</i>)
Kersten Mehl (<i>Landlord</i>)
Eoin O'Sullivan
Orla Coyne
Tom Dunne
Bob Jordan
Caren Gallagher (<i>Irish Council for Social Housing</i>)
Thomas J. Reilly (<i>Landlord</i>)

The following committee members terms expired during 2013 – Eoin O’Sullivan, as Chair (reappointed to the Committee in December 2013) Orla Coyne, Tom Dunne, Gene Feighery and Aine Ryall.

The Research, Education and Awareness Committee (REA) oversaw the launch of the PRTB/ESRI Rent Index in May 2013. The Committee also appointed the Housing Agency to draft terms of reference for research into the future of the private rented sector in late 2013.

The Committee hosted meetings in May and December with key stakeholders such as the IPOA, IPAV, Society of Chartered Surveyors Ireland, IrishLandlord.com, Focus Ireland, Threshold and Union of Students in Ireland (USI). The PRTB sponsored a rent book for students in conjunction with the USI, which was launched to coincide with the new academic year in September 2013.

3. Audit Committee

Joseph Meade (<i>Chair</i>) (former Financial Services Ombudsman)
Dermot Byrne (<i>Senior Auditor</i>)
Paul Flood (<i>HSE Estates Manager</i>)
Damian Allen (<i>Principal Officer, DoECLG</i>)
Gareth Robinson (<i>Barrister and PRTB Board member</i>)

The Audit Committee consists of five members, two of whom are Board members and three whom are external to the PRTB. The committee is chaired by Joseph Meade, former Financial Services Ombudsman, and was convened on four occasions in 2013. Gareth Robinson and Damian Allen were appointed to the committee on 29th November 2013, to replace Eoin O’Sullivan and Cian O Lionáin. Eoin O’Sullivan’s term on the committee expired on 30th September, and Cian O Lionáin resigned from the committee on 26th September following his transfer from the Housing Division, DoECLG.

The final audit of the Internal Audit Plan 2010-2012 on the Dispute Resolution Service was published by Crowleys DFK in 2013.

In February 2013, following a competitive tendering process, Baker Tilly Ryan Glennon (BTRG) was appointed as the PRTB internal auditors for the period March 2013 to March 2016. A new Internal Audit Plan for that period was agreed and BTRG conducted the following reviews from that plan during 2013;

- › Registrations – Income Collection Process
- › Registrations Enforcement

4. Finance Committee

Catriona Walsh (<i>Chair</i>) (<i>solicitor</i>)
Paula O’Reilly (<i>Civil Servant, DoECLG and Board member</i>)
Tim Ryan (<i>PR Consultant and Board member</i>)
John FitzGerald (<i>Property professional and Board member</i>)
Noel Merrick (<i>Property professional and Board member</i>)
Joseph Meehan (<i>Civil Servant, Department of Social Protection and Board member</i>)

* Ms Orla Coyne (*Chair*) and Mr John Tiernan’s terms on the committee expired on 31/03/2013 and 30/09/2013 respectively, and Mr Conn Murray resigned on 30/08/2013. They were replaced on the committee by Ms Catriona Walsh (*Chair*), Mr Noel Merrick and Mr John FitzGerald. Ms Patricia Sheehy-Skeffington temporarily served on the committee from 26/03/2013 to 25/06/2013.

The Finance Committee met on ten occasions in 2013. It considers the Board’s finances and policies in detail; reviews budgets and financial reports; advises and makes recommendations to the Board, Director and senior management. It also examines the Board’s annual accounts. The PRTB is entirely self-financing since 2009.

5. Legislative, Practice and Procedure Committee

Anne Colley
Catriona Walsh (<i>from 30/04/2013</i>)
Finian Matthews* (<i>from 29/01/2013</i>)
Kathleen McKillion (<i>from 29/11/2013</i>)
Noel Merrick (<i>from 27/09/2013</i>)
Tim Ryan (<i>from 26/03/2013</i>)
Tricia Sheehy Skeffington (<i>from 29/01/2013</i>)
William B. Devine

* Finian Matthews was appointed chair at its first meeting held 14/02/2013.

The Legislative, Practice and Procedure Committee is a subcommittee of the Board established under the provisions of section 157 of the RTA and it provides assistance and advice to the Board on the operations of the Residential Tenancies Act.

The following members served at various stages between 01/01/2013 and 30/09/2013:

Orla Coyne, Vincent P. Martin, Joe Meehan, Conn Murray, Paula O'Reilly, Eoin O'Sullivan and John Tiernan.

6. Section 189 Committee

Catriona Walsh (<i>Chair</i>)
Joseph Meehan
Paula O'Reilly
Tim Ryan
Tricia Sheehy-Skeffington
Conn Murray (<i>resigned August 2013</i>)

Section 189 of the Residential Tenancies Act 2004 provides for the Board to apply to the Circuit Court for interim or interlocutory relief where the Board considers it appropriate to do so (for example in cases of illegal evictions).

7. Public Relations Committee

Tim Ryan (<i>Chair</i>)
Noel Merrick
Thomas J. Reilly
Tricia Sheehy Skeffington
Conn Murray (<i>resigned August 2013</i>)
John FitzGerald

The following committee members terms expired during 2013 - Gene Feighery, Eoin O'Sullivan, John Tiernan.

The Board established a Public Relations Committee in May 2012. The function of the committee is to increase awareness amongst landlords and tenants of the PRTB and its role, as well as promoting best practice across the sector. It met four times in 2013. The Board appointed MKC Communications in 2013 to manage the PRTB's PR activities.

8. ICT Steering Committee

Denis Carty (<i>Chair</i>) - LGMA retired
Ken Jordan - IT Director NTMA
Paul Dowling - Principal Officer, ICT, Revenue Commissioners
Aidan Sullivan - Assistant Principal Officer, ICT Dept., DoECLG

The ICT Steering Committee comprises members of the executive and the external members listed above. The committee acts in an advisory capacity providing guidance during 2013 on ICT governance, oversight of ICT budget and strategy development. The committee met seven times during 2013.

Registration Activities 2013

Registrations Activities 2013 at a glance	
Total number of tenancies registered	282,918
Number of landlords	179,026
Number of tenants*	*457,208
Total number of new tenancy agreements registered in 2013	114,405
Average number of new applications received daily	471
Number of phone calls answered in 2013	63,936
Funds paid to Local Authorities to conduct minimum standard inspections	€1.2m

* Please note that this figure is extracted from details supplied on registration applications and therefore may not include all tenants in a tenancy (e.g. minors).

Under the Residential Tenancies Act 2004, landlords are required to apply to the Board to register tenancies with the PRTB within one month of their commencement. Landlords of unregistered tenancies are precluded from referring a dispute to the PRTB. Non-registration does not affect tenant rights, and tenants have access to the dispute resolution service irrespective of whether the tenancy is registered.

Tenancy Registration Fees

The PRTB is entirely self funding, financed by registration fees. For tenancies commencing on or after the 1st January 2011:

- › **€90** per tenancy, provided the completed application to register is received by the PRTB within one month from the tenancy commencement date. A late fee of €180 will apply thereafter.
- › Registration lasts the length of the tenancy, subject to a maximum of four years. Tenancies must be re-registered where they have existed for four years.
- › **€375** for multiple tenancies (composite fee) in the one building being registered at the same time by the one landlord within one month of the commencement date of the first tenancy.
- › No fee is payable where two payments in respect of the tenancy have been made to the PRTB in the previous 12 months. No fee is payable for an update of details of a tenancy already registered.

Online Registration Services

Tenancies can be registered online at www.prtb.ie. Just click on the icon “register a tenancy”. There is a series of frequently asked questions and useful prompts on the website to assist landlords and agents in registering tenancies online with the PRTB. By year end 2013, the uptake of online registration was 44% which is an improvement on 2012, and the PRTB continues to promote and encourage landlords to use this service as much as possible. Development work has recently been carried out on the online registration portal and a much more user friendly online registration service will be introduced in early 2014.

Outsourcing of Services

The PRTB commissioned an independent study on outsourcing in February 2011 and the main conclusion was that the Board could not function with the staff complement of 33 imposed by the Employment Control Framework (which governs staffing in all areas of the Public Sector), particularly given the ever increased demand for its dispute, tribunal and enforcement services, and the on-going level of intervention required to assist landlords in the registration process.

The report concluded that in order for the PRTB to achieve its remit, outsourcing seemed to be the only viable option over the next number of years. This approach was agreed with the Board and following a procurement process carried out in 2012, a contract was awarded to SouthWestern, in Clonakilty, Co. Cork. Towards the end of 2012, SouthWestern took over the tenancy registration function and this continued in 2013. SouthWestern handles all telephone calls, emails, online queries, and written correspondence for registrations. They also process all tenancy registration applications.

Incomplete Resolution System

Sixty per cent of tenancy registration applications are received by post and processed manually by SouthWestern agents (approximately 68,000 in 2013). Of the applications received by post, some 60% are incomplete, i.e. missing information or incorrect fee. Incomplete applications cannot be registered and must be followed up with the landlord/agent.

In 2013, SouthWestern, assisted by Vulcan Solutions and the PRTB, developed an automated solution for processing incomplete applications. This was introduced in January 2014. Up to then, incomplete applications were processed manually which was a very time consuming operation.

The new automated solution consists of a campaign of a number of telephone calls and letters all of which is carried out in a 40 day cycle. At the end of the campaign, those applications that remain unregistered may have to be returned, the fee refunded and referred to enforcement for follow up, which may include prosecution and a court appearance. Early indications suggest that the campaign is successful in resolving outstanding application issues.

However, the level of incomplete applications remains high at 60% and landlords are reminded that where possible they should register online and, if not, they should ensure that they have submitted a fully completed application form, together with the correct fee. A combination of a revised online registration system, legislative changes and a simplification of the registration form will hopefully reduce the volume of incomplete applications.

Production of a Rent Index

“The PRTB/ESRI Rent Index is the most accurate and authoritative rent report of its kind on the private accommodation sector in Ireland because it reflects the actual rents being paid, according to the PRTB’s records, as distinct from the asking or advertised rent, which is the basis of other rent reports”.

One of the roles of the PRTB is to collect and provide information relating to the private rented residential sector, including information concerning prevailing rent levels. In October 2012 following a tender process, the Economic and Social Research Institute (ESRI) commenced working on the construction of a rent measure for the PRTB. The project required a number of specified outputs. These were:

- A historic Rent Index report with tables and commentary.
- A quarterly Rent Index report.
- An average rent dataset.

The first Rent Index report, which captured the trends in rent levels going back to 2007 and the Quarter 1, 2013 Rent Index, was produced in April 2013. The Index was officially launched on the 8th May, 2013 by the Minister of State for Housing and Planning, Ms. Jan O’Sullivan, T.D. The Rent Index is the most accurate and authoritative rent report of its kind on the private accommodation sector in Ireland because it reflects the actual rents being paid, according to the PRTB’s records, as distinct from the asking or advertised rent, which is the basis of other rent reports.

The Rent Index is based on anonymised data supplied to the ESRI by the PRTB. It is produced using a hedonic regression methodology which is a method of estimating demand or prices i.e. it decomposes the item being researched into characteristics (e.g. dwelling size, property type, location etc.) and obtains estimates of the value of each characteristic. The rent index contains information relating to nine different categories i.e. national, Dublin, outside Dublin, and is also further broken down by house and apartment type.

The index is of assistance for a range of Government purposes, including housing policy generally and informing the Department of Social Protection’s Rent Supplement scheme. It is also an important reference document in landlord/tenant disputes on rent.

It was developed in consultation and co-operation with landlord representative groups such as the Irish Property Owners Association, irishlandlord.com, the Institute of Professional Auctioneers and Valuers, the Society of Chartered Surveyors of Ireland, and tenant representative groups such as Threshold and USI (Union of Students in Ireland). The 2013 Rent Index for Q2, Q3 and Q4 were released in September and December 2013, and March 2014 respectively.

More detailed data is available in the average rent dataset. It enables people to check the average rent being paid for particular time periods for five different categories of dwelling types in 446 locations throughout the country, in both urban and rural areas. The location selection is based on population and dataset size. This enables people to check what is the actual rent being paid for, say, a semi-detached house or a two-bed apartment in their neighbourhood, and in other parts of the country.

2013 Rent Index Trends

On an annual basis, nationally, rents were 3.0% higher than at the end of 2012. Nationally, rents for houses were 1.4% higher, while apartment rents were 4.6% higher. Annual growth in the Dublin market was stronger, up by 7.1%, with Dublin house rents up by 6.2% and Dublin apartment rents higher by 7.4%.

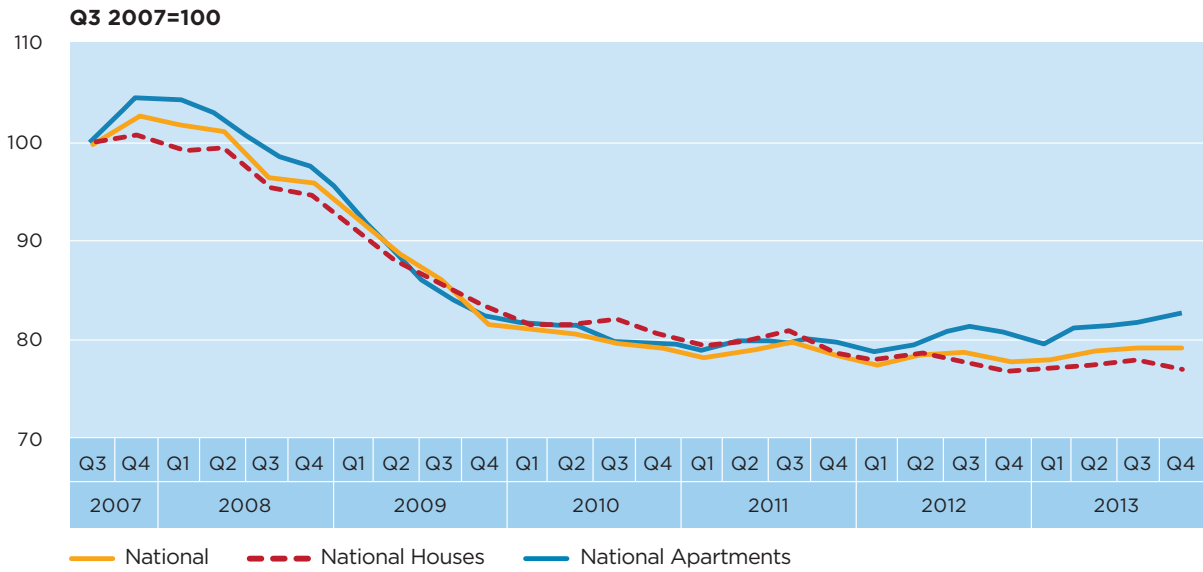
In contrast, annual growth in rents for the market outside Dublin was more subdued, recording growth of 0.8% when compared to the end of 2012.

Again the performance differs by property type. The rent for houses outside Dublin increased by 0.1%, while apartments outside Dublin experienced an increase of 2.9%.

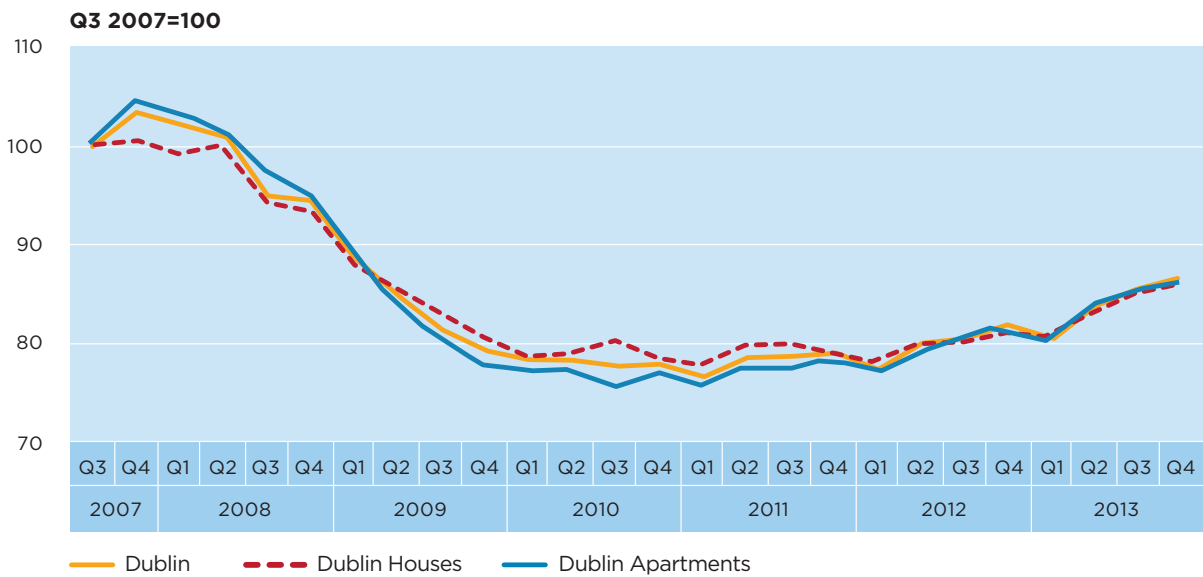
The Rent Index shows that, nationally, rents peaked in the fourth quarter of 2007 before declining by 25.6% to their trough in the first quarter of 2012. By Quarter 4, 2013, rents nationally were 3.7% higher than their lowest point. Much of the increase that has occurred since the beginning of 2012 took place in 2013, with rents 3.2% higher in Quarter 4 when compared to the first quarter of the year. The strongest growth took place in the Dublin market, with apartments up by 9.3% between Quarter 1 and Quarter 4, 2013, while house rents in Dublin rose by 5.8% over the same period. While the peak-to-trough in the Dublin market was similar to that experienced nationally, the strength of the recovery in Dublin means that rents are now 13.2% higher than at their lowest point. In contrast, the market outside Dublin was more subdued, with outside Dublin house rents showing a decline of 0.2% in the year.



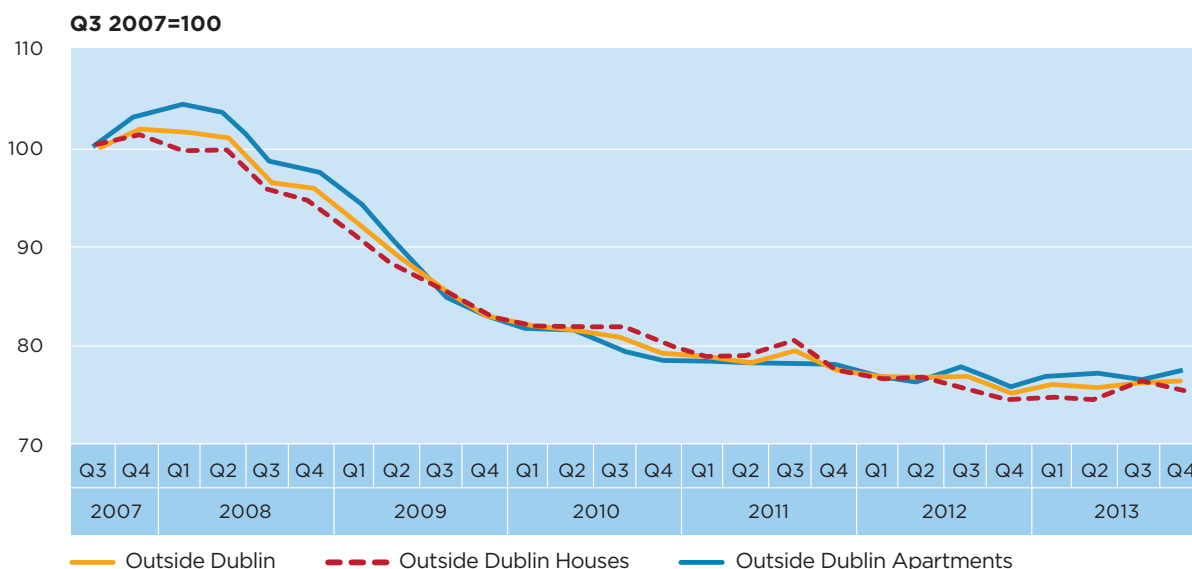
The PRTB Rent Index - National



The PRTB Rent Index - Dublin



The PRTB Rent Index – Outside Dublin



How to check the Rent Index?

To check the Rent Index and the average rent dataset, log on to the PRTB's website at www.prtb.ie. Click on the icon **"Rent Index"**.

Aspects of Register of Tenancies available to the public

The PRTB is required to maintain a register of tenancies in accordance with the Residential Tenancies Act 2004 and to provide and manage an up-to-date database for information, policy-making and statistical purposes. The published register is an extract from the register of tenancies and contains details from the registration form that is supplied by the landlord or agent. The register provides the address of the rented dwelling; a description of the dwelling; the number of bedrooms and bed spaces; and the floor area.

The published register does not contain any information that could lead to the disclosure of the identity of the landlord or the tenant or the rent payable.

How to check if a rented property is registered?

To check the published register, log on to the PRTB's website at www.prtb.ie. Click on the icon **"Is My Tenancy Registered"**; then click into the appropriate county and search under the address

of the rented dwelling. The register is available in both PDF and Excel format. The published register is updated on the website on a weekly basis. If you are aware of a rented property which is not registered you can report this to the PRTB, in strict confidence, at Enforcement@prtb.ie.

PRTB Funding of Local Authorities to enforce Minimum Standards

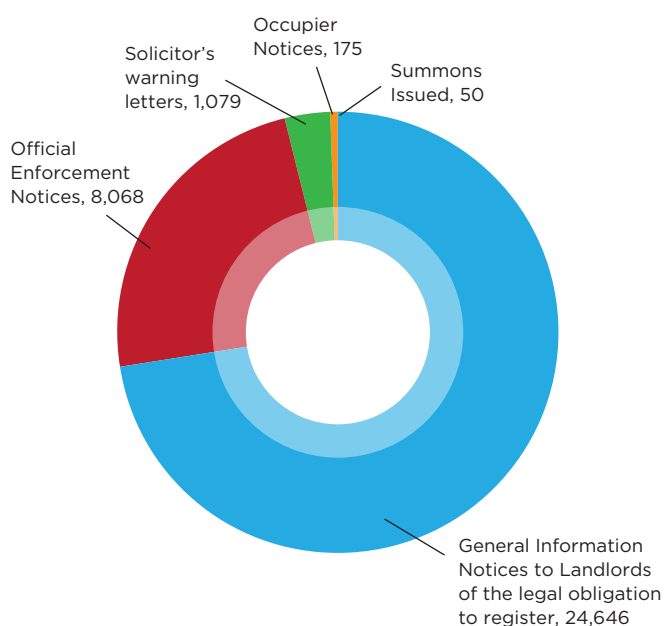
In accordance with the provisions of the Residential Tenancies Act 2004, funding is provided to the Local Authorities to meet the cost of inspections of private rented residential accommodation. On foot of specific payment directions made by the Minister for the Environment, Community and Local Government, one fifth of the registration fee income was allocated to the Local Authorities in 2013. The remainder was retained by the PRTB to defray its own operating costs. The PRTB holds this money in a fiduciary capacity and the amount disbursed to Local Authorities in 2013 under instruction from the DoECLG was €1.2 million, bringing the total disbursed to Local Authorities by the PRTB since 2004 to €26,619,000.

Further information on Local Authority inspection rates and the new minimum standards in Private Rental Accommodation is available on the DoECLG's website: www.enviro.ie.

Registration Enforcement Activities 2013

Registrations Enforcement 2013 at a glance	
General Information Notices to landlords of the legal obligation to register	24,646
Official Enforcement Notices	8,068
Solicitor's warning letters	1,079
Occupier Notices	175
Summons Issued	50

Registration Enforcement Action 2013



The PRTB actively pursues landlords for non-registration. Failure to register tenancies can result in prosecution, with fines of up to €4,000 and/or six months imprisonment. Enforcement activities undertaken by the PRTB are in accordance with the provisions of the Residential Tenancies Act 2004, in particular, sections 144 and 145.

The PRTB receives information from a number of sources including:

- › Department of Social Protection (DSP) - rent supplement database
- › Local Authorities - standards for rented dwellings' inspections
- › General Public - neighbours
- › TDs, Councillors, Gardaí
- › Tenants
- › Dispute/Registration Sections (internal PRTB referrals)

New ICT systems were introduced in early 2011 to facilitate database comparisons with other state agencies and departments to identify unregistered landlords for compliance purposes. New case management software also assists in managing cases being prosecuted.

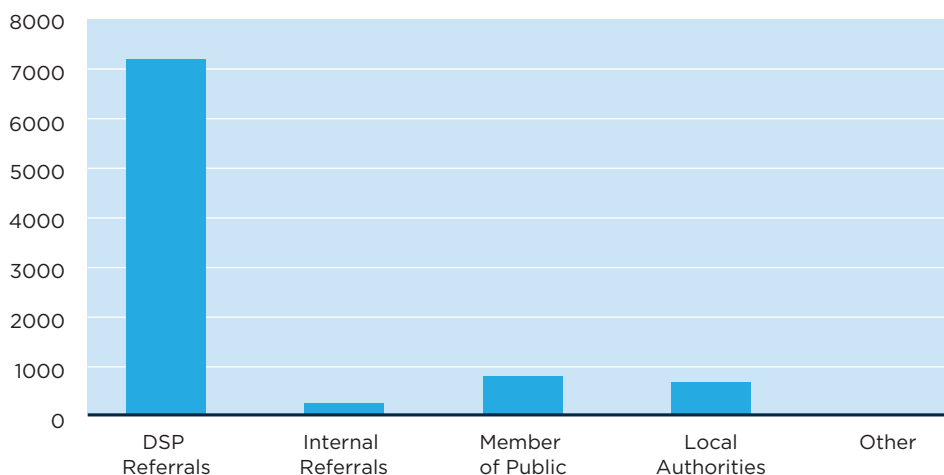
In 2013, with the assistance of new ICT system and ever closer co-operation with other public sector bodies, the PRTB intensified activity against unregistered landlords. A total of 33,968 enforcement notices/solicitor warning letters issued to landlords in 2013, which can be broken down as follows:

- › 24,646 General Information Notices informing landlords of their legal obligation to register under the Act and the penalties for non-compliance
- › 8,068 Official Enforcement Notices under Section 144 of the Act informing landlords that the Board has formed an opinion that a tenancy is or has been in existence, and intend to prosecute if the tenancy is not registered
- › 1,079 Solicitor warning letters
- › 175 Occupiers Notices

The following table and chart shows the breakdown of the source of the 9,322 referrals where official enforcement notices, solicitor's warning letters and occupier notices issued:

Department of Social Protection (DSP) Referrals	Internal Referrals	External Referrals			Total
		Member of Public	Local Authorities	Other	
7,399	302	885	682	54	9,322

Source of Referral for Issue of Notice/Letter



This activity led to 50 District Court Summons being served on landlords for failing to register their tenancies with the PRTB, despite having received a number of statutory notices and solicitors' warning letters requesting them to do so. The breakdown of the outcome of these cases are set out in the table below.

Outcome of Court proceedings

Summary Legal Proceedings 2013	
Total Summons Issued	50
Total Cases taken into Account	6
Total cases struck out	7*
Total Convictions still standing	34
Total Adjourned (awaiting hearing/sentencing)	3
Total Appeals remaining to be heard	0
Number of Landlords concerned	22

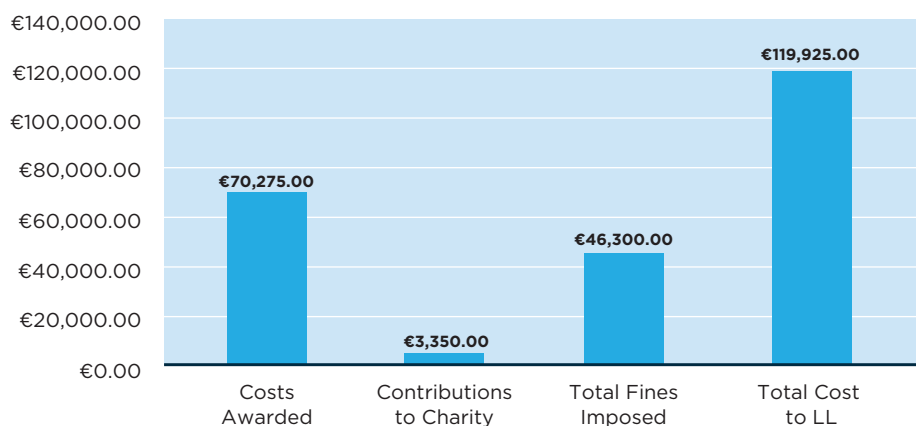
*Three convictions overturned on appeal included in struck out figure

The tables below gives a further breakdown of the number of landlords who received convictions, the county where they reside and the costs, fines and charitable contributions handed down to them by the Courts.

Breakdown and Total Cost to Landlords

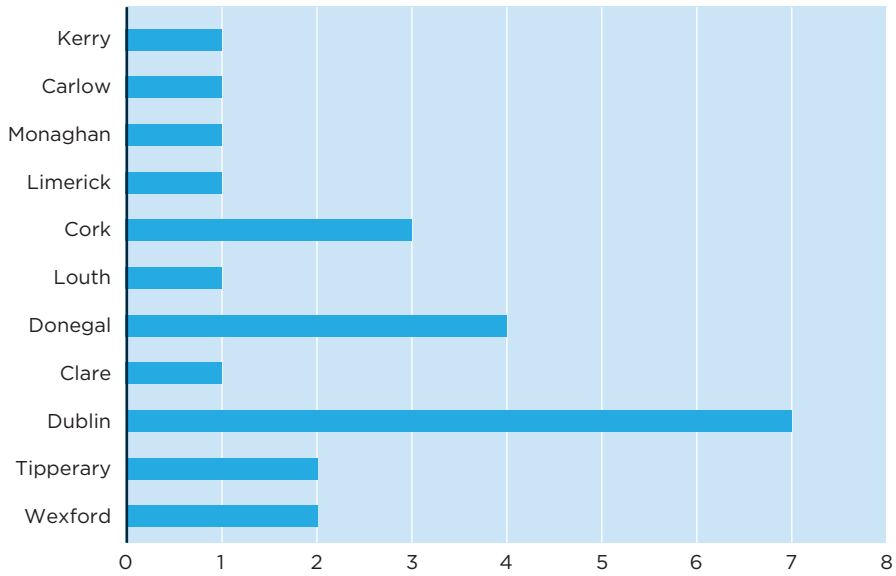
Convictions Summary	No. of Landlords	No. of Convictions	Costs	Fines
Wexford	2	2	€5,575.00	€6,000.00
Tipperary	2	7	€15,225.00	€15,000.00
Dublin	5	14	€8,750.00	€6,000.00
Clare	1	2	€2,500.00	€300.00
Donegal	4	4	€11,150.00	€11,000.00
Louth	1	1	€2,500.00	€500.00
Cork	3	3	€7,500.00	€4,500.00
Limerick	1	1	€2,500.00	€3,000.00
Total	19	34	€55,700.00	€46,300.00
No Convictions but costs Awarded	No. of Landlords	Costs	Charitable Contributions	
Monaghan	1	€1,000.00	€250.00	
Dublin	2	€8,500.00	€2,800.00	
Carlow	1	€2,000.00	€300.00	
Kerry	1	€3,075.00		
Total	5	€14,575.00	€3,350.00	

The chart below shows the total cost to landlords and breakdown of same.



Every effort is made to ensure enforcement action targets landlords in various locations around the country in a fair manner. The chart below shows the distribution of summons issued in 2013.

Summons Issued by Landlord's County of Residence



Dispute Resolution Activities 2013

PRTB Dispute Resolution Services 2013	Number of Applications	Number of reasons for dispute
Adjudication & Mediation Services Applications	2,861	5,291
Tribunals Applications	388	728 within the 278 Tribunals convened
Number of calls handled in relation to disputes	28,084	

Computerising PRTB Dispute Service in 2013

The PRTB received 2,861 applications for Dispute Resolution in 2013. This was the first full year in which all dispute applications and hearings were processed through the Tenancy Management System (TMS).

This integrated technology has allowed us for the first time to fully analyse the dispute categories and reasons that parties apply to the Board for dispute resolution. Of the 2,861 applications received, there were 5,291 reasons for dispute indicated by applicant parties that must all be handled through the dispute resolution process.

Accessing the Dispute Resolution Service

The PRTB replaces the Courts for the vast majority of landlord and tenant disputes. For a modest fee of €25 or €15 (if submitted on-line), a tenant, third party or registered landlord can apply to the Board for adjudication or mediation services. Adjudications and Mediations are held in seven regional locations throughout the county.

An adjudication or mediation decision that is not appealed to Tribunal within 21 days will become a binding Determination Order of the PRTB. Parties can request enforcement of this Order through the Courts, in instances of non compliance. It is the policy of the PRTB to publish Determination Order outcomes of all cases; however, mediation is the exception to this rule, as the outcome of mediation is confidential.

Telephone Mediation

In late 2013, the PRTB introduced a telephone mediation service on a six month pilot basis as a convenient way to address disputes speedily and effectively. Mediation is the fastest growing and most efficient method of dispute resolution in Ireland. It saves time, money and reputation. It is a respectful, non-adversarial, win-win approach. Mediation is highly successful in achieving mutually agreeable resolutions. Both sides are contacted individually by telephone and, through a series of calls, the mediator facilitates the parties in coming to an agreed resolution within a short period of time. The telephone service saves the need for a party to leave their home or office to come to a hearing. Parties can resolve their dispute with the assistance of a trained mediator, without the need to meet or speak to one another. If both parties engage in the process, issues can be resolved in a number of weeks as compared to months for adjudication hearings. The PRTB prioritise mediations, making it a speedy and efficient method for case parties to resolve a dispute. Where a satisfactory resolution cannot be reached, either party may appeal to Tribunal.

The benefits of telephone mediation are:

Speed – weeks as compared to months for adjudication. Cases are prioritised with the aim to have an agreement reached within a number of weeks. The mediation is usually conducted within one hour.

Success rate – To date 93%, when both parties engage in the process.

Control - Parties remain in control of the process at all times and come to their own mutually acceptable agreement.

Convenience - Neither party has to attend a hearing; to travel to/from the hearing location or requires time off from work/college. The telephone mediator will, where practicable, work around parties availability.

Less paperwork compared to evidence submitted at adjudication hearings.

Private and Confidential - The dispute remains private to the parties, the Determination Order will not be published on our website which is the practice in all adjudication hearing.

The terms of the agreements are legally binding and enforceable.

Outsourcing of Disputes Services in 2013

The PRTB commissioned an independent study on outsourcing in February 2011. The report's main conclusion was that the PRTB could not function with the staff compliment of 33 imposed by the Employment Control Framework (which governs staffing in all areas of the Public Sector), particularly given the ever increased demand for PRTB Dispute, Tribunal and Enforcement services, and the on-going level of intervention required to assist landlords in the registration process. The report concluded that, in order for the PRTB to achieve its remit, outsourcing seemed to be the only viable option over the next number of years. This approach was agreed with the Board.

During 2012 procurement for outsourcing was conducted under the competitive dialogue procedure, under the supervision of a Board-appointed Steering Committee and with the assistance of Achilles Procurement Consultants. The contract was awarded in July 2012 to SouthWestern, Clonakilty, Co. Cork.

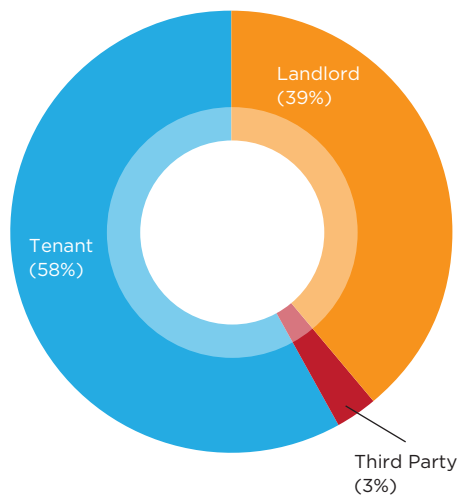
Whilst work had begun previously in the organisation on the outsourcing of call centre services, as well as document management services in 2012, further progress was made in 2013 with the roll-out of further administrative services being provided by SouthWestern. However, it should be noted that the core dispute resolution activities of the PRTB remain in the PRTB offices, and will be carried out by the staff of the PRTB.

The main categories of Dispute in 2013

As previously stated 2,861 applications for dispute resolution were received in 2013, incorporating 5,291 categories of dispute from applicant parties. The main category of dispute was rent arrears at 999 followed by deposit retention at 903 instances.

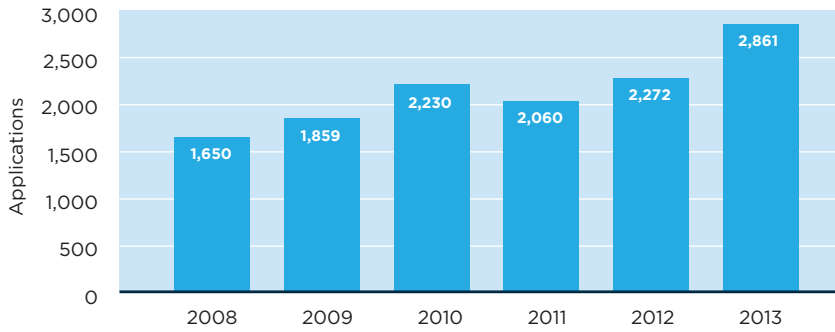
Dispute Type (All cases)	Count
Deposit retention	903
Rent arrears	781
Rent arrears and overholding	218
Breach of landlord obligations	548
Invalid Notice of termination	537
Breach of tenant obligations	481
Standard and maintenance of dwelling	419
Overholding	302
Other	250
Unlawful termination of tenancy (Illegal eviction)	228
Damage in excess of normal wear and tear	181
Breach of fixed term lease	169
Anti-social behaviour	165
Rent more than market rate	109
5,291	

Cases by Applicant Party

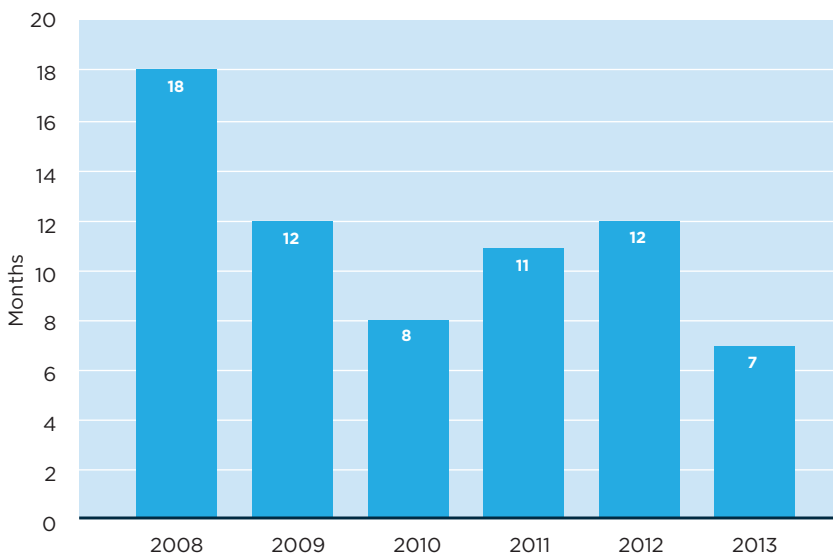


Landlords made 1,103 applications to the PRTB Dispute Resolution Services in 2013, with tenants taking 1,671, and third parties 87 cases.

Dispute Applications

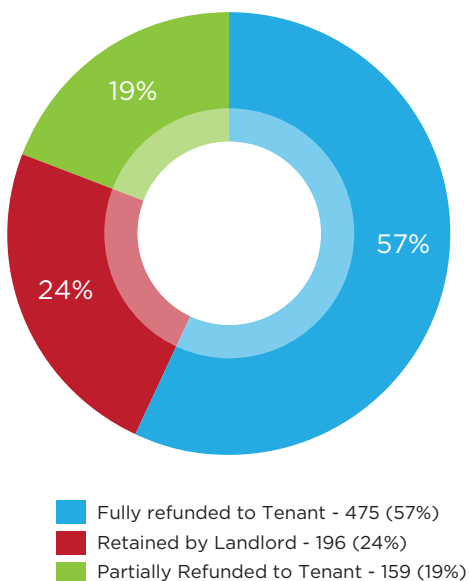


Processing Time



* The processing time for 2013 represents the average time taken from Dispute Application to Determination within the calendar year

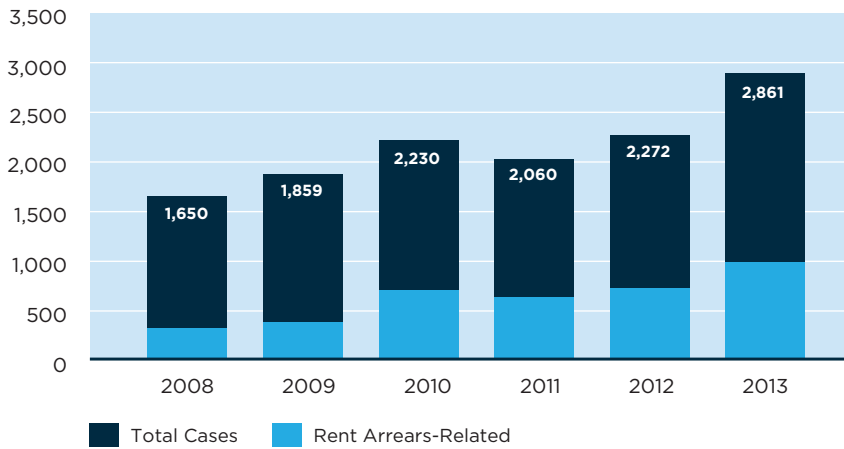
Deposit Retention



The chart, left, illustrates the outcome of the deposit retention cases heard in 2013. The Residential Tenancies Act is quite clear that a deposit is the property of the tenant and may only be retained (either partially or wholly) where a tenant is in arrears of rent or utilities are owing, has caused damaged beyond regular wear and tear, or has provided inadequate notice, resulting in a loss to the landlord. The Board have reinforced this message as part of on-going adjudicator training, through both seminars and guidance material issued over the last year. As a result of this guidance, where the delay in returning the deposit has caused the tenant proven inconvenience and hardship, there has been a notable increase in damages awarded against landlords in this category of dispute.

Rent Arrears

Rent Arrears-Related Disputes 2008-2013



Rent arrears is the most common category of dispute referred by a landlord to the PRTB. The Act states that a tenant must pay their rent in full and on time, regardless of whether they are in an on-going dispute with their landlord. Where a tenant fails to pay their rent further to the requisite warnings, a landlord may serve them with a notice of termination. A total of 999 applications relating to rent arrears were referred in 2013, and accounted for 35% of the overall number of dispute applications received by the Board. As indicated in the chart above, arrears applications have increased steadily since 2008, and an additional 1,211 applications in this category were received compared to the 2008 figure.

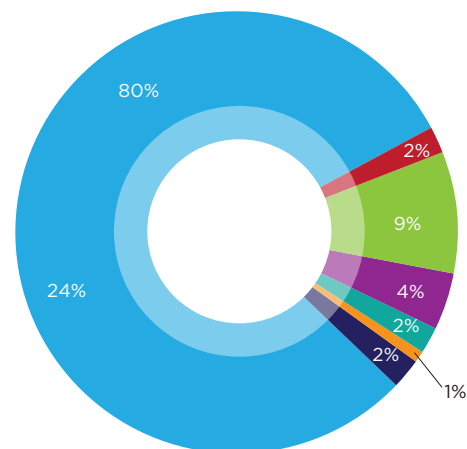
The Board has noted an increase in the number of cases referred in 2013, with rent arrears exceeding the jurisdiction of the Board under Section 115 of the Residential Tenancies Act. Section 115 limits the jurisdiction of the Board to an award of €20,000 rent arrears, or twice the annual rent, whichever is the higher figure to a maximum of €60,000. This increase highlights the need for landlords to deal with matters of rent arrears when they arise.

Unlawful Termination of Tenancy (Illegal Eviction)

An unlawful termination of tenancy, or illegal eviction, is deemed to have taken place where a landlord through force or otherwise, prevents a tenant from accessing the rented dwelling, or removes their belongings from a dwelling.

In 2013, 65% of complaints of illegal eviction were upheld by the PRTB and 35% were not upheld. Awards for unlawful termination in 2013 were made up to the maximum allowed under the Act of €20,000.

Awards on Unlawful Termination Cases



Adjudicator/Mediator payments 2013

The current panel of adjudicators and mediators were appointed in 2011 through an open competition run by the Public Appointments Service for the PRTB and are appointed for a period of just over three years. Adjudicators were paid a flat fee of €660 per day for three hearings, or five paper based assessments up until 1 July 2013. However, this was reduced to €616 a day after 1 July 2013. Telephone mediators were assigned a batch of cases for which they were paid a flat rate of €616 for every three cases that engage in the process. Telephone mediators are expected to submit their reports within ten days of accepting the cases.

Recruitment of Adjudicator/Mediator Panel 2014-2018

Adjudicators/Mediators are panel members that hear cases in the first instance for all PRTB dispute hearings. Adjudicator/Mediators are independent office holders who are appointed through open competition to a panel from which they are allocated disputes hearings. The PRTB ran an open competition in 2010 and appointed 40 panel members in 2011. This panel expired in March and June 2014.

The PRTB advertised for candidates to fill positions for the 2014 to 2018 panel on both the PRTB website and the Irish Times on Friday, 4 October 2013. The Public Appointments Service, who ran the first stage of the competition on behalf of the PRTB, received 887 applications for the role. The stage 1 short-listing comprised an exam to test candidates on their knowledge of the Residential Tenancies Act, 2004. A total of 461 candidates sat the exam in Croke Park on the 2 November, 2013. The top 60 candidates in the overall order of merit from the exam were invited to stage 2.

Stage 2 of the competition was run by CPL Recruitment on behalf of the PRTB. Sixty candidates from Stage 1 were invited to participate in a role play and work sample exercise and interview. Following on from this assessment, the 40 highest placed candidates were appointed to the panels in February 2014. These candidates commenced hearing cases in March 2014.

** The table (right) sets out the fees paid in 2013. The figures refer to actual payments made during 2013. As a result of their nature some of these payments relate to hearings attended in 2012. The figure included in Note 4b on page 51 is calculated on an accruals basis for all hearings attended during 2013, regardless of when the payments were made.*

Adjudicator/Mediator payments 2013 (Fees for disputes work and training fees)

Panel Member	Total (€)
Aisling Fair	14,476
Angela Becker	21,844
Barry McCormack	6,576
Brian Whelan	19,908
Catherine McGuigan	21,184
Cathy Hamilton	19,756
Ciaran Smith	21,184
Colm Keating	3,960
Corona Grennan	13,200
Cynthia Lennon	17,884
Dairine Mac Fadden	17,928
Daniela Bills Everett	13,024
David Duncan	25,816
Deirdre Bignell	24,704
Eoin Byrne	22,308
Frank Brady	24,572
Gerard Murphy	19,140
Healy Hynes	15,796
Helen Connaughton	8,072
Helen-Claire O'Hanlon	19,140
Jack Nicholas	13,396
James Egan	18,276
John Conran	21,228
John Keane	21,184
John Keaney	22,308
Kevin Baneham	24,848
Marissa O'Keeffe	8,116
Mervyn Hickey	6,136
Michelle Kellegher	3,960
Monica Brennan	22,460
Niall Farrell	2,640
Roderick Maguire	18,624
Sarah Brophy	22,460
Simon Noone	15,376
Suzu Quirke	20,656
Tracey McGee	13,352
TOTAL	605,492

Dispute Cases Appealed to Tenancy Tribunals 2013

Parties to a dispute can appeal the decision of an Adjudicator/Mediator to a Tenancy Tribunal within 21 days of the date of receiving the decision. Tribunals are heard by a panel of three members of the Dispute Resolution Committee of the Board. Tribunals are more formal than the adjudication/mediation hearings. They are public hearings. The parties are required to take an oath or affirmation, and a stenographer is present to record the evidence raised. The outcomes of Tribunal hearings are also public. Both the report and determination of a Tribunal are published on the PRTB website (www.prtb.ie).

The PRTB received 388 appeals which were considered by the Board in 2013, of which 291 were granted and 97 were either refused or withdrawn. Appeals were refused by the Board as they were either late or failed to submit the requisite fee.

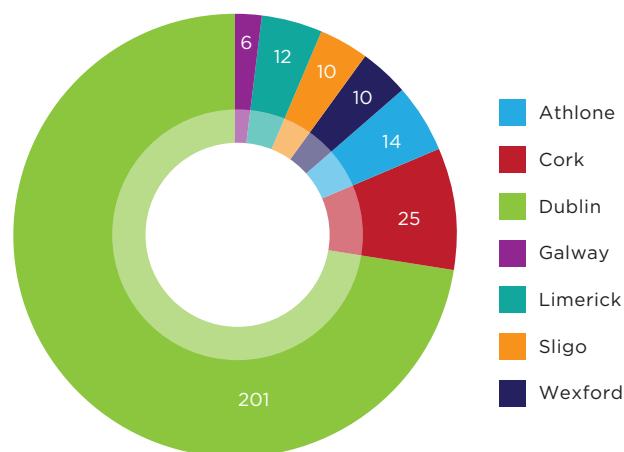
There were 278 Tribunals convened in 2013. A further 42 Tribunals were cancelled prior to the hearing as the appellants withdrew their appeal. This represented a 42% increase in Tribunal hearings from 2012 to 2013. There was an average waiting time of five months from the appeal granted date to the issue of a determination in 2013.

Breakdown of Tribunal Cases Heard in 2013 by Appellant Party and Location

Fifty per cent (139 cases) of the appeals that went before a Tenancy Tribunal in 2013 were from landlords, 49% (136 cases) from tenants, and 1% (3 cases) from a third party.

72% of Tribunals were convened in the Dublin area, and 28% relate to the rest of the country.

Figure 11. Tribunal Hearing Locations

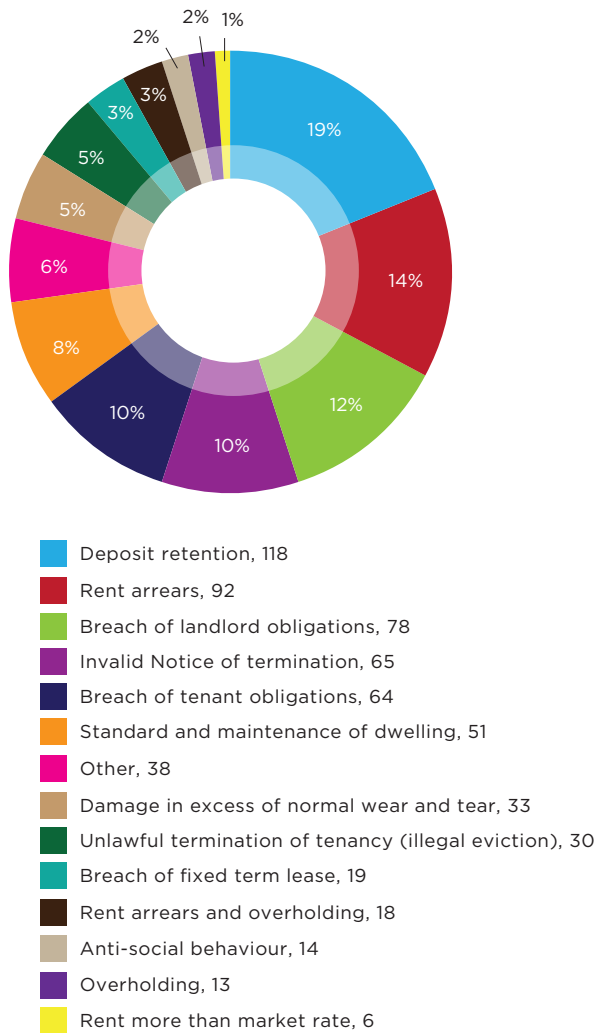


Tribunal Cases in 2013 – Categories and Outcomes

The below chart shows the breakdown of Tribunals convened by dispute type. Of the 278 Tribunals convened in 2013, there were 728 different dispute types cited as a reason for the appeal, with findings being made in respect of 639 different dispute types. The Tribunals made no finding in respect of the remaining 89 dispute types.

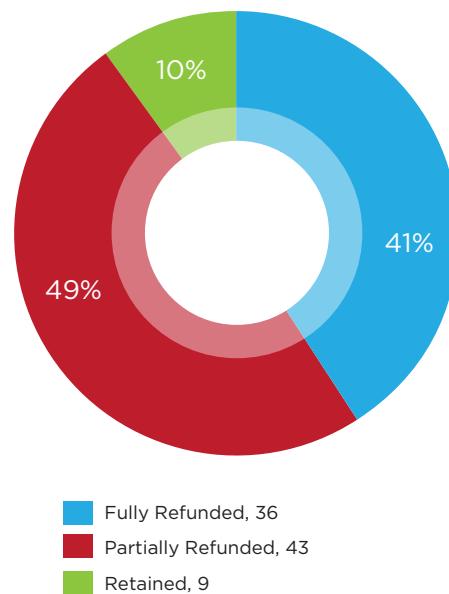


Dispute Types Determined at Tribunal Hearing 2013



Deposit retention disputes have remained one of the single largest categories of appeal before a tenancy Tribunal. Of the 118 cases where deposit retention was cited as a reason for dispute, findings were made in 88 cases. In 90% of the Tribunals it was determined that landlords should refund part or all of the deposit to their tenants. In 10% of the deposit retention cases heard by a Tribunal, it was determined that the landlord would fully retain the deposit. Tenants frequently require deposits to be returned promptly to secure another tenancy and failure to return a deposit without delay may cause inconvenience and financial hardship to a tenant. Section 115 of the Act permits Tribunal members to award damages against a landlord who unjustifiably retains the deposit.

Figure 13. Deposit Retention Outcomes - 2013 Tribunal Hearings



Tribunal Processing Times

A total of 254 Determination Orders were made in 2013 in respect of Tribunal hearings. The average processing time for these Tribunals, from the expiry of the appeal period to the issue of the Determination Order, was 174 days.

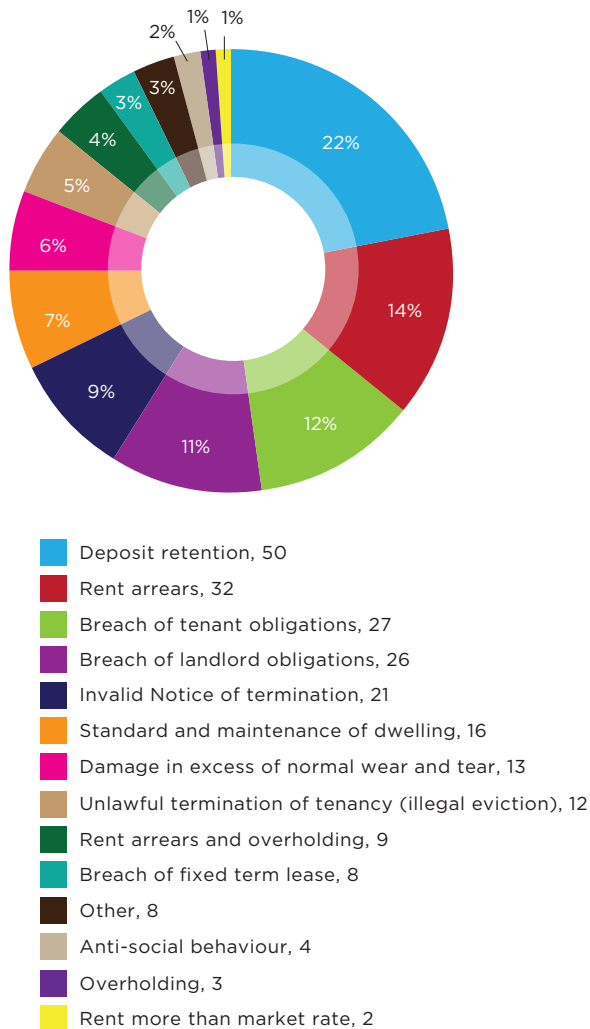
Deposit Retention cases appealed to Tribunal

It is clear from this chart that deposit retention is the main dispute type that is determined by a tenancy Tribunal (this is detailed below), followed by rent arrears.

Tribunal Damages Awarded

Damages were awarded against parties to an appeal in 36% of Tribunal determinations approved by the Board in 2013. See below a breakdown of damages awarded by dispute type against landlords and tenants in tenancy Tribunals in 2013.

Reasons for Damages Awarded



Damages for deposit retention and breach of landlord obligations

Of the determinations made at Tribunals heard during 2013, where damages were awarded, 36% related to either deposit retention or rent arrears disputes, with the next highest category being 12% for unlawful termination of a tenancy.

Tribunals Payments 2013

DRC Member	Chair	Member	Amount (€)
Anne Colley	6	29	18,288
Anne Leech	9	30	17,185
Bairbre Redmond	2	15	6,905
Catriona Walsh	1	1	1,195
Charles Corcoran	1	20	7,525
Ciara Doyle	6	26	16,865
Claire Millrine	6	27	14,606
Dervla Quinn	14	19	20,631
Eoin O'Sullivan	22	6	22,615
Finian Matthews	5	10	11,382
Fintan McNamara	5	27	16,905
Gene Feighery	11	7	15,207
Geraldine Feeney	2	17	10,270
Gus Cummins	0	2	1,265
Henry Murdoch	3	12	5,486
John FitzGerald	0	5	2,275
John Lynch	14	21	21,487
John Tiernan	24	3	24,865
Kieran Buckley	3	23	12,146
Liam Nolan	16	37	28,107
Louise Moloney	13	30	22,401
Mary Doyle	6	27	15,998
Mary Heaslip	8	20	14,696
Mary Morris	4	18	10,990
Maurice O'Donoghue	8	20	18,070
Michael Irvine	2	14	7,342
Nesta Kelly	12	38	24,706
Noel Merrick	8	4	5,585
Orla Coyne	8	8	11,755
Patricia Sheehy Skeffington	22	8	24,620
Thomas J Reilly	4	8	3,580
Tim Ryan	23	2	21,156
Tom Dunne	2	12	7,185
Vincent P. Martin	11	17	20,627
Grand Total			483,921

* The table above sets out the fees paid in 2013. The figures refer to actual payments during 2013. As a result of their nature some of these payments relate to Tribunals attended in 2012. The figure included in Note 4b on page 51 is calculated on an accruals basis for all Tribunals attended during 2013, regardless of when the payments were made.

Section 159 of the Residential Tenancies Act 2004 empowers the Board of the PRTB to establish a dispute resolution committee, and to delegate functions and appoint members to that committee. The Dispute Resolution Committee (DRC) of the PRTB is the panel from which the members of the three-person tenancy Tribunals are drawn. Since Tribunal determinations can only be appealed on a point of law to the High Court, members of the DRC perform an important quasi-judicial function. The Tribunal, upon completion of a hearing, makes a determination and notifies the Board of the determination, pursuant to Section 108(1) of the Act. Following this the Board, in accordance with Section 121 of the Act, make a legally binding Determination Order that, together with the Tribunal report, issues to the parties concerned; 278 such Tribunals were held during 2013.

Recruitment of Dispute Resolution Committee (DRC) Members 2013

Appointments to the DRC are made by the Board after consultation with the Minister in accordance with Section 159(4) of the Residential Tenancies Act, 2004. In this regard, the PRTB Board members and the Minister agreed in 2013 that the PRTB would publish the criteria against which all future appointments to the DRC are made and will publicly invite applications for appointment from suitably qualified individuals. The Board formed a sub-committee in late 2013 to agree on the format for future competitions, as vacancies would arise in early 2014 when a number of DRC members' terms were due to expire. A proposal for the selection of suitable candidates was drawn up and approved by both the Board and the Minister. The positions were advertised in early 2014 and, at the time of publication of this report, the selection process is underway.



Enforcement of PRTB Determination Orders

The Residential Tenancies Act 2004 provides a discretionary power to the PRTB to pursue enforcement where a party fails to comply with a Determination Order. The PRTB, or the party in whose favour the Order is made, may pursue their own enforcement, by way of civil proceedings and or a criminal prosecution. Pursuing either of these options poses serious implications for the party who fails to comply with a PRTB Order.

- › **Civil proceedings** are taken in the Circuit Court, in accordance with Section 124 of the 2004 Act. Such proceedings enforce the terms of the Determination Order. As the terms are principally dealing with rent arrears, deposit retention or vacant possession, civil proceedings are predominantly the type of enforcement availed of. The PRTB, or a party named on a Determination Order, may initiate civil proceedings. In the vast majority of cases pursued by the PRTB, the Court has awarded the PRTB its costs. Court Orders received, and not complied with, are registered as a judgement debt against the non-compliant party; this judgement has the potential to negatively impact on that person's future credit rating.
- › **Criminal prosecutions** can be initiated by the PRTB or the party in whose favour the Order is made, in accordance with Section 126 of the 2004 Act. Prosecutions are brought in the District Court. While a prosecution will not provide relief in regard to the terms of the Order, the consequences to a person who receives a criminal conviction are very serious.

Requests for Enforcement

Requests for Enforcement of Determination Orders					
2008	2009	2010	2011	2012	2013
100	307	577	589	346	405

There is no obligation on the PRTB to enforce its Orders. Under the Act, enforcement is a discretionary power, and the PRTB exercises this power taking account of the circumstances pertaining to each case, and in the context of the more challenging financial situation within which the PRTB, like other Public Sector bodies, now has to operate. The PRTB is a self-financing agency and must operate within its budget. As can be seen from the previous table, the number of requests received by the PRTB to enforce Orders continues to remain at a high level. Given this demand for enforcement, it is not sustainable for the PRTB, as a self-financing body reliant solely on registration fees to fund all its operations, to initiate proceedings on all requests. As the Board was established to take cases out of the Courts, it endeavours to secure enforcement initially by non judicial means.

Decisions on whether or not to pursue legal enforcement are made by the Board on a case by case basis, taking into account the likely success of achieving a favourable outcome for the requester; a favourable outcome being that monies yet to be paid are discharged, or that vacant possession can be obtained. The criteria which the Board members refer to when making that decision are:

- › Dispute type,
- › History of compliance with landlord/tenant legislation,
- › Technical strength of the case,
- › What contact/steps, if any, the person seeking compliance has taken with the non-compliant party to obtain compliance of the Order,
- › Existing representations made by the PRTB to the non-compliant party and relevant information obtained,
- › Geographical spread,
- › Particular circumstances of the case.

The cost of taking all requests to Court would mean that significant Exchequer funding would have to be sought or fees would have to be increased. Neither of these are viable options.

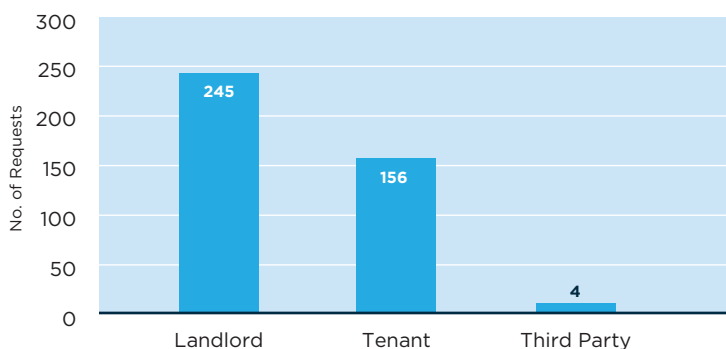
However, the PRTB takes the issue of non-compliance with Determination Orders very seriously and, during 2013 alone, it referred 394 cases to its legal advisors, Eversheds, for enforcement proceedings. Many of these cases are at various stages in the process with judgements registered and/or settlements having been achieved.

Legal proceedings can be lengthy and costly but, to date, the PRTB has been extremely successful in getting Judgement Orders in its proceedings. The Board is very conscious that in these very difficult economic times, going to Court may not of itself guarantee that the party pursued will be in a financial position, following the Court hearing, to discharge the monies due. Requesting parties need to be realistic in situations where parties, who prior to the Court hearing, are experiencing significant financial difficulties with mortgage arrears, outstanding utility or credit card bills, may simply not be in a position to discharge the debt. In those circumstances, the judgement will be registered as a debt against that party. In many cases, where parties are experiencing financial difficulties, the best option is for the parties to agree to discharge the debt by means of a schedule of payments.

New Enforcement Requests Received in 2013

A total of 405 enforcement requests were received in 2013.

Total Enforcement Requests Received in 2013 (Breakdown by Party Seeking Compliance)



The number of requests received from landlords, at 245 (60%), notably exceeded those received from tenants, 156 (39%). This reflects the trend in dispute applications received where rent arrears continues to be a serious and growing issue. Four requests were received from third parties (1%) relating to landlords failing to enforce tenant obligations.

Enforcement Work in 2013

In addition to the 405 new enforcement requests received in 2013, the PRTB's Enforcement Unit also carried out work on circa 750 cases that remained on-going at the end of 2012, relating to enforcement requests received in 2010, 2011 and 2012.

A total of 394 files were passed to our legal advisors in 2013, and compliance or settlement, following initial intervention from the Enforcement Unit, was achieved in many more, without the requirement of referral for legal proceedings. At the end of 2013, work on 449 cases was on-going (328 related to enforcement requests received in 2013 and 121 related to older requests).

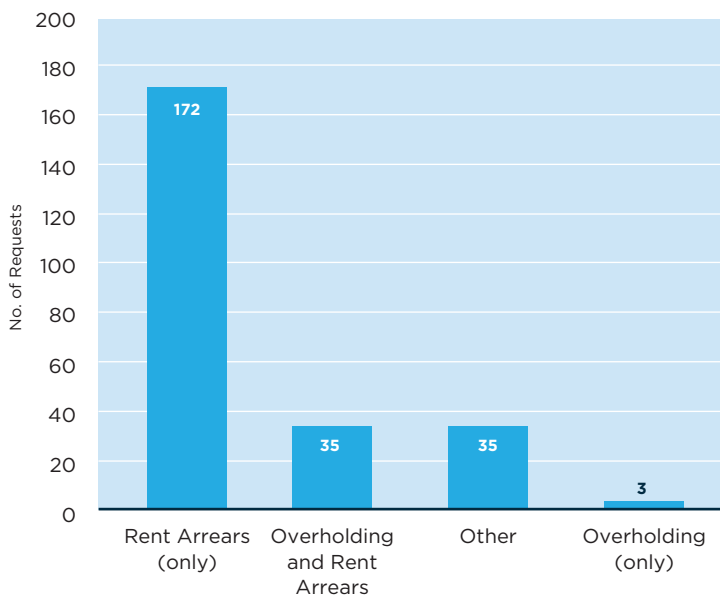
In addition, the PRTB continued to provide assistance to case parties seeking to comply with PRTB decisions, both before and after the date of issue of a Determination Order. The Enforcement Unit facilitated this service by forwarding settlement payments between parties, in circumstances for example where current contact information was not available to the parties themselves.

The Enforcement Unit processed 477 settlement payments in 2013 and, in the majority of these cases, there was no associated request for enforcement received.

Landlord Enforcement requests received in 2013 categorised by type of Dispute

It is evident from the 245 requests from landlords that the principal problems experienced related to rent arrears. Other matters included damage in excess of normal wear and tear; notice of termination; breach of tenant obligations; and breach of fixed-term lease.

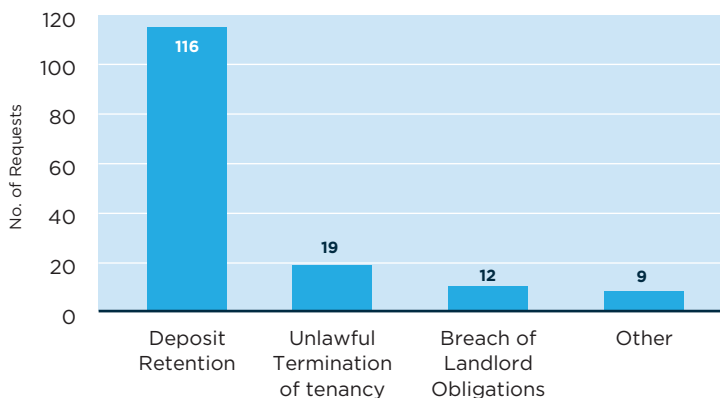
Enforcement Requests Received from Landlords in 2013



Tenant Enforcement requests received in 2013 categorised by Type of Dispute

From the 156 requests received from tenants the principal difficulty was deposit retention.

Enforcement Requests Received from Tenants in 2013



Court Outcomes

Circuit Court Orders obtained in accordance with Section 124 of the 2004 Act

2008	2009	2010	2011	2012	2013
5	13	13	42	91	140

District Court Orders obtained in accordance with Section 126 of the 2004 Act

2008	2009	2010	2011	2012	2013
22	27	3	12	4	0

District Court Orders (Section 126 Convictions)

The PRTB did not initiate any proceedings in accordance with Section 126 of the 2004 Act in 2013.

Circuit Court Orders (Section 124 Orders Obtained)

There were 140 Circuit Court Orders obtained in 2013. In almost all cases, an Order for costs, to be taxed in default of agreement, was awarded. The services of the Sheriff were required in nine cases to recover vacant possession, with many vacating on notice that the Sheriff was engaged.

Registering Judgements

The PRTB policy for all cases of non-compliance is to register judgements obtained where the party fails to clear the debt. These judgements may be published in trade gazettes which can seriously affect a person's credit rating. In 2013, in almost all of the 140 Orders obtained, such judgements were registered and continue to be registered.

Settlements reached following referral to Legal Advisors

Following referral of cases to the PRTB's legal advisors, compliance or settlement was achieved in 26 cases without the necessity of pursuing full legal proceedings.

Information Communication Technology (ICT) Strategy

The key thrust of 2013 for the PRTB's ICT initiatives was one of continuous process improvement to our Tenancy Management System, (TMS), particularly to support the outsourcing of some key services to SouthWestern in Clonakilty, Co Cork.

The year also saw the launch of the first national Rent Index in association with the ESRI. Clean datasets were extracted from our TMS system and sent securely to the ESRI for analysis and production of the index. The resulting datasets were made available on-line, in a government shared service initiative on the CSO website. Links from the PRTB website allow clients to view average rents in their own geographic locations.

Systems were also introduced to enable video conferencing and associated technologies in order to support the need now to interact with stakeholders in geographically disperse locations. Interoperability was provided with systems in the DoECLG, and other agencies, as well as allowing us to bring in any entity with a web browser, a web-cam and a mobile phone connection to a conference. This has facilitated the holding of meetings without the participants being physically present. Upgrades to the audio-visual facilities in our two conference rooms were also undertaken to support this.

A project was undertaken, in line with our disaster recovery procedures, to upgrade our power infrastructure in our main computer room to withstand any power failures and fluctuations beyond our control.

All PRTB users were upgraded to a virtual desktop environment in order to facilitate support for government shared services initiatives, and to prepare for end-of-life on existing operating systems.

A contract for the supply of Microsoft licensing was awarded. This allows the PRTB, over a three-year period, to upgrade to various versions of Microsoft applications. This is key to upgrading our TMS system, which is now based on technologies introduced by Microsoft in 2008.

Launch of new PRTB website

Under our agreement with SouthWestern, the main PRTB website at www.prtb.ie was completely re-branded and re-launched on the same day as the Rent Index in May 2013.

The emphasis was on ease of finding relevant data and documents, while enabling quick load times on end users' web browsers. The design delivered will be extended in due course to the registrations and disputes handling side of our online presence i.e. the PRTB portals at <https://portal.prtb.ie>.

A contract was awarded to Mazars in June 2013 to prepare a new ICT Strategy. The strategy was delivered in December 2013, following valuable input from internal and external stakeholders including the Board, ICT Steering Committee and external vendors. The existing technology stack, on which the TMS system is based, is ageing and in Order to support new functionality, such as a deposit retention system and new legislation (Residential Tenancies (Amendment) (No. 2) Bill, 2012, a new strategy is required.

Vulcan Systems won a mini-tender off our procurement framework to provide application development and ancillary services for our TMS system. Part of the understanding of the contract is that Vulcan will remove all intellectual property from the existing TMS system as part of an upgrade process.

A project implemented by the PRTB, in conjunction with Post.Trust (a subsidiary of An Post), for the delivery of electronic proof of delivery of letters was shortlisted for the public sector ICT project of the year in the ICT Excellence Awards 2013.

According to data verified by Mazars in December 2013, the uptime of the TMS system is 98.55%, which is above the norm for public service bodies.

The PRTB hopes to be on the vanguard of adoption of the new national postcode system and initial work is proceeding on this important initiative. The lack of a unique dwelling code is the source of duplicate entries in our registrations database, as is also the case for many other public and private sector bodies. The new national postcode system is currently planned for go-live in February 2015.

Procurement and Tenders Sought and Awarded

The PRTB confirms compliance with procurement procedures in respect of competitive tendering. This includes adherence to both national guidelines and the relevant EU Directives, which have the force of law in this State. Competitive tendering is the normal procedure utilised by the PRTB in the procurement process. All tenders issued have had due regard to the value thresholds for the application of procurement rules.

Any person who wishes to be engaged by the Board as a consultant or adviser may notify the Board in writing, and any notification for that purpose shall include particulars of the person's qualifications and experience. The PRTB follows public procurement requirements when seeking tenders or quotations. During 2013, the Board or the Director approved a number of contracts as outlined below, following appropriate public tendering:

- › Provision of Internal Audit Services - Baker Tilly Ryan Glennon - *March 2013*
- › Employee Assistance Services - VHI Employee Assistance Service - *March 2013*
- › PR Services for PRTB - MKC Communications - *April 2013*
- › PRTB Website Video Cast - One Productions - *August 2013*
- › Provision of TMS System Development and Support and Maintenance Services - Vulcan Solutions - *August 2013*
- › Recruitment services for appointment of Adjudicators/Mediators - CPL - *Nov 2013*
- › Business Process Improvement Strategy - Mazars - *Nov 2013*



Report and Financial
Statements for the year ended
31 December 2013

Subject to C & AG Audit

Information

Members of the Private Residential Tenancies Board - 2013

Catriona Walsh*	Solicitor (Chairperson)
Orla Coyne	Solicitor (Chairperson)
Paula O'Reilly	Civil Servant, Department of the Environment, Community and Local Government
Gene Feighery	Environmentalist
Vincent P. Martin	Barrister-at-Law
Dr. Eoin O'Sullivan	Lecturer in Trinity College Dublin
John Tiernan	Former County Manager
Conn Murray	County Manager
Joseph Meehan	Civil Servant, Department of Social Protection
Tim Ryan	PR Consultant
Tricia Sheehy Skeffington	Barrister
Ms Rhonda Donaghy*	Trade Union Official
Mr John FitzGerald*	Property Professional
Mr Noel Merrick*	Property Professional
Mr Paul Flood*	Estates Manager, Health Service Executive
Mr Gareth Robinson*	Member of the Board
Mr Noel Conroy*	Former Garda Commissioner
Ms Kathleen McKillion*	Head of Development, Irish Council for Social Housing

**New Members appointed 2013*

Board Members who resigned in 2013

Mr Conn Murray (7th August 2013)

Board Members whose terms of office ended in 2012 / 2013

31/12/2012: Mr Thomas J Reilly and Mr Finian Matthews.

31/03/2013: Ms Orla Coyne (Chairperson), Ms Gene Feighery and Mr Vincent P. Martin.

30/09/2013: Prof Eoin O'Sullivan and Mr John Tiernan

Subject to C & AG Audit

Report of the Comptroller and Auditor General

Subject to C & AG Audit

Report of the Comptroller and Auditor General

Subject to C & AG Audit

Statement of Responsibilities

Section 178 of the Residential Tenancies Act, 2004, requires the Financial Statements to be prepared by the Director in such form as may be specified by the Minister for the Environment, Community and Local Government and in accordance with generally accepted accounting principles. The Financial Statements must be approved by the Board.

In preparing those financial statements, the Director and the Board are required to:

- › Select suitable accounting policies and then apply them consistently;
- › Make judgements and estimates that are reasonable and prudent;
- › State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- › Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Board will continue in operation.

The Director, under the direction of the Board, is responsible for keeping proper books of account which disclose with reasonable accuracy at any time the financial position of the Board and which enable it to ensure that the financial statements comply with section 178 of the Act. The Board is responsible for ensuring that the business of the Board is conducted in a proper and regular manner and for safeguarding all assets under its operational control and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Director

Chairperson

Subject to C & AG Audit

Statement on Internal Financial Control

Responsibility for the system of Internal Financial Control

On behalf of the members of the Private Residential Tenancies Board, I acknowledge our responsibility for ensuring that an effective system of internal financial control is maintained and operated.

The system can only provide reasonable, and not absolute, assurance that the assets are safeguarded, transactions authorised and properly recorded, and that material error or other irregularities are either prevented or would be detected in a timely period. In considering the effectiveness of internal financial controls, the Board and its Audit Committee have regard among other things, to the requirements of the Code of Practice for the Governance of State Bodies.

Key control procedures

The Private Residential Tenancies Board has taken steps to ensure an appropriate control environment by:

- › ensuring the Board complies with its Financial obligations under the Act;
- › ensuring that assets and liabilities of the Board are properly accounted for;
- › clearly defining management responsibilities;
- › establishing formal procedures for reporting significant control failures and ensuring appropriate corrective action;
- › the establishment of appropriate sub-committees of the Board to give greater focus on specific areas.

The members of the Board have agreed that the Director and staff of the Board (subject to delegation by the Director) are responsible for operational matters.

Subject to C & AG Audit

Statement on Internal Financial Control

The system of internal financial control within the Private Residential Tenancies Board is based on a framework of monthly management information, administrative procedures (including segregation of duties and authorisation limits), and a system of delegation and accountability. In particular it includes:

- › a comprehensive budgeting system with an annual budget, which is reviewed and agreed with the Executive and the Board;
- › regular review by the Executive and the Board of periodic and annual financial reports which indicate financial performance against targets;
- › clearly defined procurement, tendering and capital investment guidelines.

The Board's monitoring and review of the effectiveness of the system of internal financial control is informed by the Audit Committee, the Executive Management team, who have responsibility for the development and maintenance of the financial control framework, and comments made by the Comptroller & Auditor General in his management letter or other reports.

The Board has continued its work to establish the extent and likelihood of business risk in 2013 and this work will continue in 2014.

Annual Review of Controls

I confirm that the Board conducted a review of the effectiveness of internal controls in respect of the year ended 31 December 2013.

Chairperson

Subject to C & AG Audit

Statement of Accounting Policies

The significant accounting policies adopted in these financial statements are as follows:

1. General

The general functions of the Board are:

- › the operation of a national registration system for all private residential tenancies that come under the remit of the Residential Tenancies Act, 2004;
- › the operation of a dispute resolution service;
- › the provision of information, carrying out of research and the provision of policy advice to the Minister regarding the private rented sector; and
- › the provision of administrative and secretarial support for the Tribunals (the related costs are included in administrative expenses).

2. Basis of Accounting

The financial statements have been prepared under the accruals basis of accounting in accordance with generally accepted accounting principles and under the historic cost convention. The statements are in a form approved by the Minister for the Environment, Community and Local Government. The accounts are stated in euro.

3. Income

State Funding

State funding represents cash received in the year from the Department of the Environment, Community and Local Government.

Registration & Dispute Fees

Fees in respect of registrations and disputes are recognised at the point when an application is received.

Other Income

Other income represents interest accruing on exchequer notes held currently with the National Treasury Management Agency and deposits held with other financial institutions, and any legal costs recovered in the year.

Subject to C & AG Audit

4. Tangible Fixed Assets

Tangible fixed assets are stated at cost less accumulated depreciation.

Depreciation is provided on a straight line basis at rates which are estimated to write off the cost of the assets over their expected useful lives as follows:

Leasehold Improvements	5%	Straight Line
Furniture & fittings	10%	Straight Line
Office equipment	20%	Straight Line
Computer equipment and software development	20%	Straight Line

5. Foreign Currencies

Transactions denominated in foreign currencies are translated into euro at the rates of exchange prevailing at the transaction date. Any difference arising on translation between transaction dates and payment dates are charged to the Income and Expenditure account.

6. Capital Account

The capital account represents the unamortised amount of income used to finance fixed assets.

7. Staff Pensions

The Private Residential Tenancies Board (PRTB) operates a defined benefit pension scheme which is funded annually on a pay as you go basis from monies available to it. Statutory Instrument (S.I. No 625 of 2011) gave effect to the PRTB Superannuation Scheme and was approved by the Minister for the Environment, Community and Local Government with the consent of the Minister for Public Expenditure and Reform in November 2011 (commencing with effect from 1 September 2004).

Pension costs reflect pension benefits earned by employees in the period and are shown net of staff pension contributions which are treated as payable to the Department of the Environment, Community and Local Government. An amount corresponding to the pension charge is recognised as income to the extent that it is recoverable and offset when necessary, by grants received in the year to discharge pension payments.

Actuarial gains and losses arising on scheme liabilities are reflected in the Statement of Total Recognised Gains and Losses and a corresponding adjustment is recognised in the amount recoverable from the Department of Environment, Community and Local Government.

Pension liabilities represent the present value of future pension payments earned by staff to date. Deferred pension funding represents the corresponding asset to be recovered in future periods from the Department of Environment, Community and Local Government.

Subject to C & AG Audit

Income and Expenditure Account

for the year ended 31 December 2013

		Year Ended 31 December 2013 €'000	Year Ended 31 December 2012 €'000
Income	Notes		
State funding	1	-	-
Deferred pension funding	11c	220,000	198,000
Registration fees	2	10,715,676	9,319,365
Amounts due to local authorities	7	(2,143,175)	(1,864,296)
Disputes fees		111,494	44,693
Other income	3	118,070	136,793
Transfer to/from capital account	8	220,850	51,199
		<hr/> 9,242,915	<hr/> 7,885,754
Expenditure			
Staff costs	4a	(2,120,685)	(2,567,180)
Administration costs	4b	(5,968,975)	(4,675,973)
Depreciation	4b	(425,021)	(384,896)
Profit on disposal of fixed asset		-	-
		<hr/> (8,514,681)	<hr/> (7,628,049)
Surplus for the year	9	<hr/> 728,234	<hr/> 257,705

The statement of accounting policies and notes 1 to 16 form part of these financial statements.

All income and expenditure for the year ended 31 December 2013 relate to continuing activities.

Director

Chairperson

Subject to C & AG Audit

Statement of Total Recognised Gains & Losses

for the year ended 31 December 2013

	Year Ended 31 December 2013 €'000	Year Ended 31 December 2012 €'000
	Notes	
Surplus for the year	728,234	257,705
Experience gain/(loss) on pension scheme liabilities	70,000	(22,000)
Changes in assumptions underlying the present value of pension scheme liabilities	-	-
Actuarial gain/(loss) recognised	70,000	(22,000)
Adjustment to deferred pension funding	(70,000)	22,000
Total recognised gain for the year	728,234	257,705

Director

Chairperson

Subject to C & AG Audit

Balance Sheet

as at 31 December 2013

		Year Ended 31 December 2013 €'000	Year Ended 31 December 2012 €'000
Fixed Assets	Notes		
Tangible assets	5	2,748,502	2,969,352
Current Assets			
Debtors	6	98,899	53,433
Cash at bank		9,216,217	6,596,377
		9,315,116	6,649,810
Creditors			
Amounts falling due within one year	7	(5,916,437)	(3,979,365)
Net Current assets		3,398,679	2,670,445
Total assets less current liabilities before pensions		6,147,181	5,639,797
Deferred pension funding	11	1,250,000	(1,100,000)
Pension scheme liabilities	11	(1,250,000)	1,100,000
Total assets less current liabilities		6,147,181	5,639,797
Financed by			
Accumulated surplus	9	3,398,679	2,670,445
Capital Account	8	2,748,502	2,969,352
		6,147,181	5,639,797

The statement of accounting policies and notes 1 to 16 form part of these financial statements.

Director

Chairperson

Subject to C & AG Audit

Cashflow Statement

for the year ended 31 December 2013

	Notes	Year Ended 31 December 2013 €'000	Year Ended 31 December 2012 €'000
Reconciliation of operating surplus to net Cash inflow from operating activities			
Operating surplus for year	9	728,234	257,705
Depreciation	5	425,021	384,896
Interest Earned	3	(78,012)	(123,540)
Profit on disposal of fixed assets		-	-
Transfer to Capital Account	8	(220,850)	(51,199)
(Increase)/Decrease in debtors	6	(45,466)	12,878
Increase/(decrease) in creditors	7	1,937,072	210,250
Net cash inflow from operating activities		2,745,999	690,990
Cashflow Statement			
Net cash inflow from operating activities		2,745,999	690,000
Returns on Investment and Servicing of Finance			
Interest received	3	78,012	123,540
Net Capital Expenditure			
Payments to acquire tangible fixed assets	8	(204,171)	(333,697)
Proceeds from disposal of fixed assets	8	-	-
Increase in cash		2,619,840	480,833
Reconciliation of net cashflow to movement in net funds			
Net funds at 1 January		6,596,377	6,115,544
Net funds at 31 December		9,216,217	6,596,377
Increase in cash		2,619,840	480,833

The statement of accounting policies and notes 1 to 16 form part of these financial statements.

Director

Chairperson
Subject to C & AG Audit

Notes

(forming part of the financial statements)

1. State Funding

The PRTB operates on a self financing basis since 1st January 2010 and did not receive any State funding in 2013.

2. Registration Fees Income

Fees which were received from landlords as payment for the registration of their tenancies amounted to €10,715,676 (2012: €9,319,365).

As per Ministerial direction, made under Section 176(5) of the Residential Tenancies Act, 2004, registration fee income received by the PRTB is dealt with in the following manner:

To Local Authorities:

- › 20% in the year which amounted to €2,143,175

Retained by the PRTB towards its administration costs:

- › 80% in the year which amounted to €8,572,501

3. Other Income

	31 December 2013 €'000	31 December 2012 €'000
Interest income	78,012	123,540
Legal costs recovered	40,058	13,253
	<hr/> 118,070	<hr/> 136,793

4a. Staff Costs

	Year Ended 31 December 2013 €'000	Year Ended 31 December 2012 €'000
Seconded & PRTB Staff	1,604,687	1,601,511
Agency Staff	2,345	501,487
Pension Costs	376,509	357,659
Training of Staff and Office Holders	27,132	19,793
Social Welfare Costs	90,010	84,091
Other staff costs	20,002	2,639
	<hr/> 2,120,685	<hr/> 2,567,180

Notes

(forming part of the financial statements)

Staff numbers:

The number of staff employed by the Board in the year was 23 (2012: 23). A further 10 staff were seconded to the Board by the Department of the Environment, Community and Local Government (2012: 10), 2 by Dublin City Council (2012: 2), 2 from Department of Justice Equality and Law Reform and 1 from the Department of Transport, Tourism and Sport.

Pension Levy:

€46,693.65 of pension levy has been deducted and paid over to the Department of the Environment, Community and Local Government (2012: €42,567).

4b. Administrative Expenditure

	Year Ended 31 December 2013 €'000	Year Ended 31 December 2012 €'000
Board Members fees	145,642	123,120
Tribunal Members fees	461,227	432,644
Adjudicators and Mediators fees	603,583	393,568
Rent Tribunal (Note *)	7,069	1,353
Travel & Subsistence	42,725	22,050
Outsourcing costs	1,073,117	425,899
Legal & Professional fees	1,931,215	1,559,614
Audit fees	8,554	12,928
Accountancy	50,687	76,944
Stenography costs	70,102	59,360
Meeting Expenses	7,258	7,539
Office Supplies	127,525	112,858
Postage & Distribution costs	342,950	205,693
Printing & Translation costs	75,620	220,788
Telephone expenses	43,743	39,264
Public Information & Education	31,327	2,622
Computer Expenses & Maintenance	462,987	473,835
Establishment costs	383,835	395,590
Cleaning services	23,197	24,045
Research Studies	51,587	55,067
Late Payment in Commercial Transactions	211	159
Miscellaneous	24,814	31,033
	5,968,975	4,675,973

Note*: These include the Rent Tribunals Members fees and travel and subsistence expenses.

Notes

(forming part of the financial statements)

5. Tangible Fixed Assets

	Computer Equipment & Software Development €'000	Leasehold Improvements €'000	Furniture & Fittings €'000	Office Equipment €'000	Total €'000
Cost					
Opening balance	2,425,574	1,746,933	204,262	84,328	4,461,097
Additions	204,171	-	-	-	204,171
Disposals	-	-	-	-	-
At 31 December 2013	2,629,745	1,746,933	204,262	84,328	4,665,268
Depreciation					
Opening balance	879,903	430,478	98,219	83,145	1,491,745
Charge for the year	316,419	87,344	20,569	689	425,021
Depreciation on disposals	-	-	-	-	-
At 31 December 2013	1,196,322	517,822	118,788	83,834	1,916,766
Net book value					
At 31 December 2013	1,433,423	1,229,111	85,474	494	2,748,502
At 31 December 2012	1,545,671	1,316,455	106,043	1,183	2,969,352

6. Debtors

	31 December 2013 €'000	31 December 2012 €'000
Prepaid expenses	48,393	17,815
Accrued Legal Costs Recovered	200	400
Interest receivable	31,794	26,235
Net Wages Control	-	-
Voluntary Deductions	7,621	4,441
Sundry debtors	10,891	4,542
	98,899	53,433

Subject to C & AG Audit

Notes

(forming part of the financial statements)

7. CREDITORS

Amounts falling due within one year

	31 December 2013 €'000	31 December 2012 €'000
Creditors & accruals	2,075,000	1,440,871
Amounts due to local authorities	3,841,437	2,538,494
	<hr/> 5,916,437	<hr/> 3,979,365

Analysis of amounts due to local authorities:

The table below sets out fees received in the relevant financial year and amounts paid over to the particular local authorities for the performance of their functions under the Housing Standards and Rent Book Regulations;

	31 December 2013 €'000	31 December 2012 €'000
Opening Balance	2,538,493	2,874,198
Fees allocated to local authorities in the year	2,142,944	1,864,295
Fees disbursed in the year	(1,200,000)	(2,200,000)
Amounts due to local authorities	<hr/> 3,481,437	<hr/> 2,538,493

The amounts due to be paid over to particular local authorities will be in accordance with the criteria set by and at the direction of the Minister for the Environment, Community and Local Government.

8. Capital Account

	31 December 2013 €'000	31 December 2012 €'000
Opening balance	2,969,352	3,020,550
Transfer (to)/from Income and Expenditure Account		
Funding to acquire Assets	204,171	333,697
Amortisation in line with asset depreciation	(425,021)	(384,895)
Release of disposal of Fixed Asset	-	-
	<hr/> (220,850)	<hr/> (51,199)
Closing Balance at 31 December	<hr/> 2,748,502	<hr/> 2,969,352

Subject to C & AG Audit

Notes

(forming part of the financial statements)

9. Accumulated Surplus/(Deficit)

	31 December 2013 €'000	31 December 2012 €'000
Opening Balance	2,670,445	2,412,740
(Deficit)/ Surplus for the year	728,234	257,705
Closing Balance at 31 December	<u>3,398,679</u>	<u>2,670,445</u>

10. Accommodation

In October 2007 the Private Residential Tenancies Board signed a 20 year leasehold agreement in respect of its premises at O'Connell Bridge House, D'Olier Street, Dublin 2. The lease contains a break clause at the end of year 5. The annual commitment under this lease at year end was €264,424.

11. Superannuation

a) Analysis of total pension costs charged to Expenditure

	31 December 2013 €'000	31 December 2012 €'000
Current service cost	160,000	150,000
Interest on pension scheme liabilities	60,000	48,000
Employee contributions	(38,490)	(37,647)
	<u>181,510</u>	<u>160,353</u>
Superannuation (Department staff)	194,999	197,305
	<u>376,509</u>	<u>357,658</u>

Subject to C & AG Audit

Notes

(forming part of the financial statements)

11. Superannuation (cont'd)

b) Movement in net pension liability during the financial year

	31 December 2013 €'000	31 December 2012 €'000
Net pension liability at 1 January	(1,100,000)	(880,000)
Current service cost	(160,000)	(150,000)
Past service costs	-	-
Interest costs	(60,000)	(48,000)
Actuarial gain/(loss)	70,000	(22,000)
Deficit at end of year	(1,250,000)	(1,100,000)

c) Deferred Funding for Pensions

The PRTB Superannuation Scheme was approved by the Minister for the Environment, Community and Local Government with the consent of the Minister for Public Expenditure and Reform in November 2011 (with effect from 1 September 2004). The PRTB recognises amounts owing from the State for the unfunded deferred liability for pensions arising from this approved superannuation scheme on the basis of the set of assumptions described in (e) and a number of past events. These events include the statutory basis for the establishment of the superannuation scheme, and the policy and practice currently in place in relation to funding public service pensions including contributions by employees and if necessary, the annual estimates process.

The Net Deferred Funding for Pensions recognised in the Income and Expenditure Account was as follows:

	2013 €'000	2012 €'000
Funding recoverable in respect of current year pension	220,000	198,000
State Grant applied to pay pensions	-	-
	220,000	198,000

The deferred funding asset for pensions as at 31 December 2013 amounted to €1,250,000 (2012: €1,100,000).

d) History of defined benefit obligations

	2013 €'000	2012 €'000
Defined Benefit Obligations	1,250,000	1,100,000
Experience gains on Scheme Liabilities Amount	70,000	(22,000)
Percentage of Scheme Liabilities	(6%)	2%

The cumulative actuarial loss recognised in the Statement of Total Recognised Gains and Losses amounts to €143,000 (2012: €213,000).

Subject to C & AG Audit

Notes

(forming part of the financial statements)

e) General Description of the Scheme

At 31 December 2013 the PRTB employed 23 Pensionable staff (2012: 23).

A defined benefit superannuation scheme, as approved by the Minister for the Environment, Community and Local Government with the consent of Minister for the Public Expenditure and Reform under S.I. No. 625 of 2011, known as the Private Residential Tenancies Board Superannuation Scheme 2011, applies to the staff of the PRTB. Benefits are financed on a “pay as you go” basis. Staff pension entitlements do not extend beyond the standard entitlements in the model public sector defined benefit superannuation scheme.

The valuation used for FRS 17 disclosures has been based on a full actuarial valuation by a qualified independent actuary to take account of the requirements of FRS 17 in order to assess the scheme liabilities at 31 December 2013.

The financial assumptions used to calculate scheme liabilities were:

	31 December 2013 €'000	31 December 2012 €'000
Discount rate	5.5%	5.5%
Salary increase assumption	4.0%	4.0%
Pension increase assumption	4.0%	4.0%
Price inflation	2.0%	2.0%

12. Late Payments in Commercial Transactions

The Board is aware of its responsibilities under the Late Payments in Commercial Transactions Regulations 2013 and has established appropriate procedures and processes to ensure that all payments are made in accordance with the Regulations. The Board has calculated its liability for the year ended 31 December 2013 to be €211.37 (2012: €159).

13. Unsolved Cases

The Board had 682 dispute resolution cases awaiting hearing at 31 December 2013. As the cost of the dispute resolution process varies greatly from case to case no provision for these unresolved cases registered prior to 31 December 2013 is included in the Financial Statements. In addition approximately 110 cases are at various stages of enforcement proceedings through the Courts, the costs of which are not yet known and no provision exists in the Financial Statements.

14. Board Members Interests

The Board adopted procedures in accordance with guidelines issued by the Department of Finance in relation to the disclosure of interests by Board Members and these procedures have been adhered to in the year. There were no transactions in the period in relation to the Board's activities in which the Board Members had any beneficial interest.

Subject to C & AG Audit

Notes

(forming part of the financial statements)

15. Directors & Board Members Remuneration

Directors' Remuneration

Directors' Salary €94,548

The Director is engaged under a secondment arrangement from the Department of Environment, Community and Local Government which pays her salary. The amounts disclosed above were paid to the Department as reimbursement of salary. The Director does not receive any bonuses or benefit in kind in 2011. The Directors' pension entitlement does not extend beyond the standard entitlements in the model public sector defined benefit superannuation scheme.

Board members are paid fees based on their attendance at Board and Board committee meetings. The fee rates are set by the Department of Finance and Department of Environment, Community and Local Government.

The table below sets out the fees paid in 2013. The figures refer to actual payments made to Board Members during 2013. As a result of their nature some of these payments relate to meetings attended in 2012. The figure included in Note 4b for Board Members Fees is calculated on an accruals basis for all meetings attended during 2013, regardless of when the payments were made.

PRTB BOARD MEMBERS PAYMENTS 2013					
NAME	Tenancy Disputes Meetings	Tribunals	Board Fees	Other*	TOTAL
John Tiernan	11,178	24,865	5,159	196	41,398
Patricia Sheehy Skeffington	9,121	24,620	5,096	196	39,033
Tim Ryan	8,161	21,156	6,076	0	35,393
Vincent P. Martin	4,371	13,585	784	392	19,132
Orla Coyne	5,430	8,525	7,574	392	21,921
Eoin O'Sullivan	0	22,615	0	902	23,517
Gene Feighery	3,675	11,775	1,197	0	16,647
Noel Merrick	10,540	5,585	3,136	196	19,457
John FitzGerald	11,290	2,275	2,548	0	16,113
Catriona Walsh	9,002	1,195	4,823	196	15,216
Finian Matthews	0	3,520	0	0	3,520
Thomas J Reilly	0	0	196	0	196
Noel Conroy	2,689	0	588	0	3,277
Gareth Robinson	2,211	0	588	0	2,799
Paul Flood	0	0	0	196	196
TOTAL	77,668	139,716	37,765	2,666	257,815

* Other includes payments made for training (€1764) and for rent Tribunal hearings (€902).

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Board fees have not been paid to the following Board Members;

Mr Conn Murray

Mr Joseph Meehan

Ms Kathleen McKillion

Ms Paula O'Reilly

Ms Rhonda Donaghy

Board members were also reimbursed a total of €18,214.77 for travel and subsistence incurred for attendances at meetings and Tribunals. These were paid in accordance with the Department of Finance guidelines.

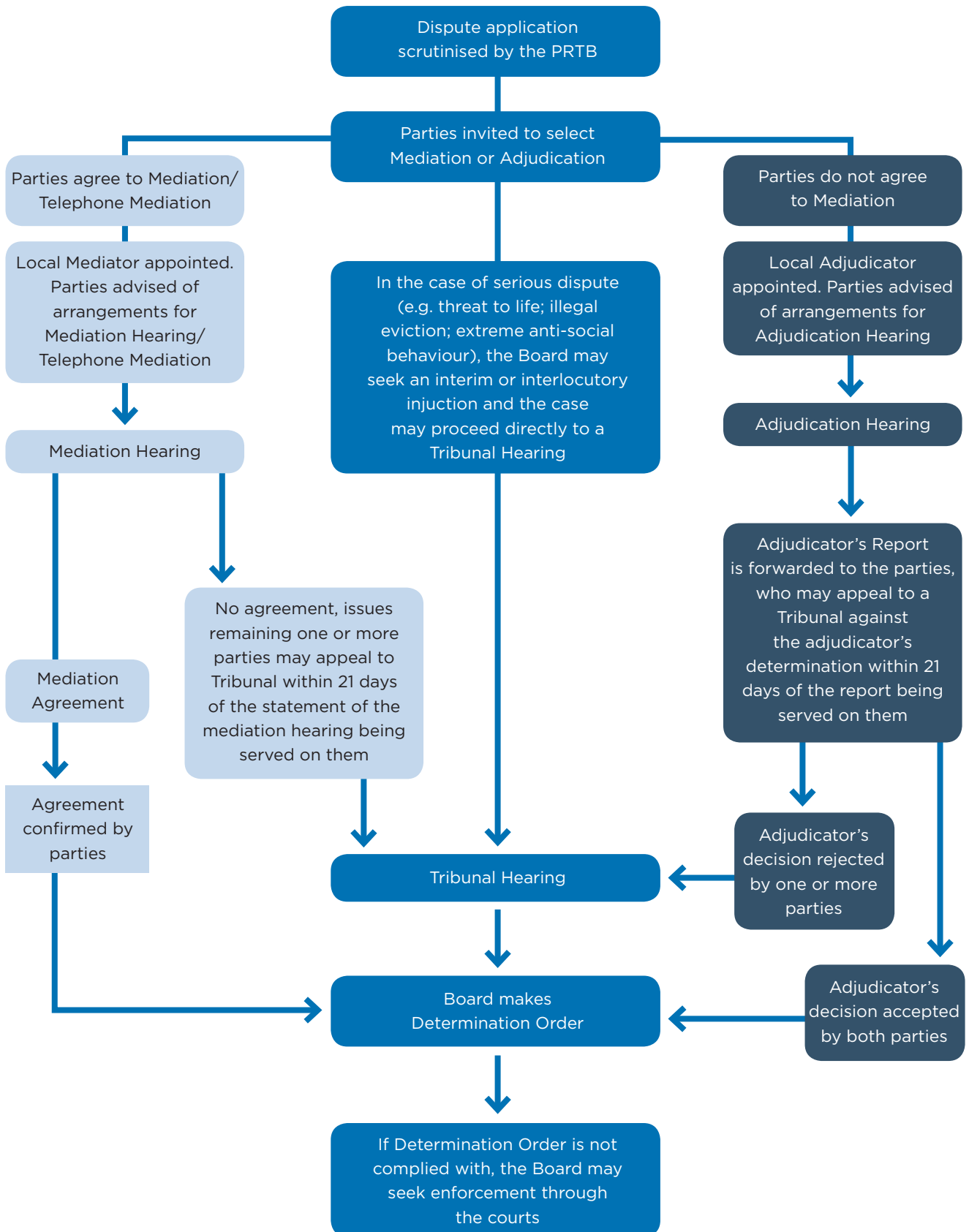
16. APPROVAL OF FINANCIAL STATEMENTS

The Financial Statements were approved by the Board on 28th February 2014.

Subject to C & AG Audit

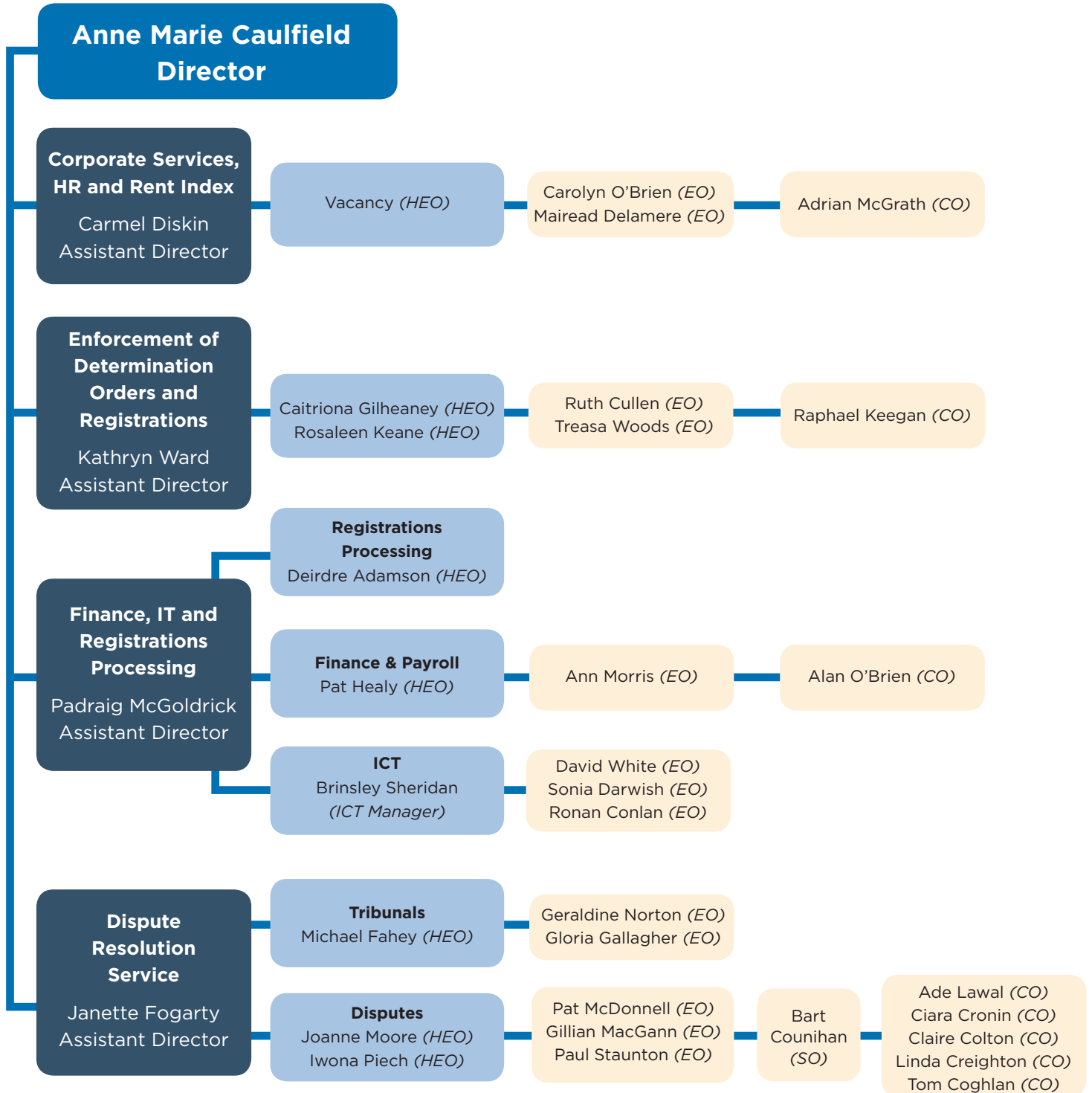
Appendix 1

Dispute Resolution Process



Appendix 2

PRTB Organisation Chart



For the purpose of assisting in the Enforcement of Determination Orders and Non compliant landlords, a number of legal Executives/Solicitors from the firm of Solicitors, Eversheds, have been working on site in the PRTB.

HEO - Higher Executive Officer EO - Executive Officer SO - Staff Officer CO - Clerical Officer

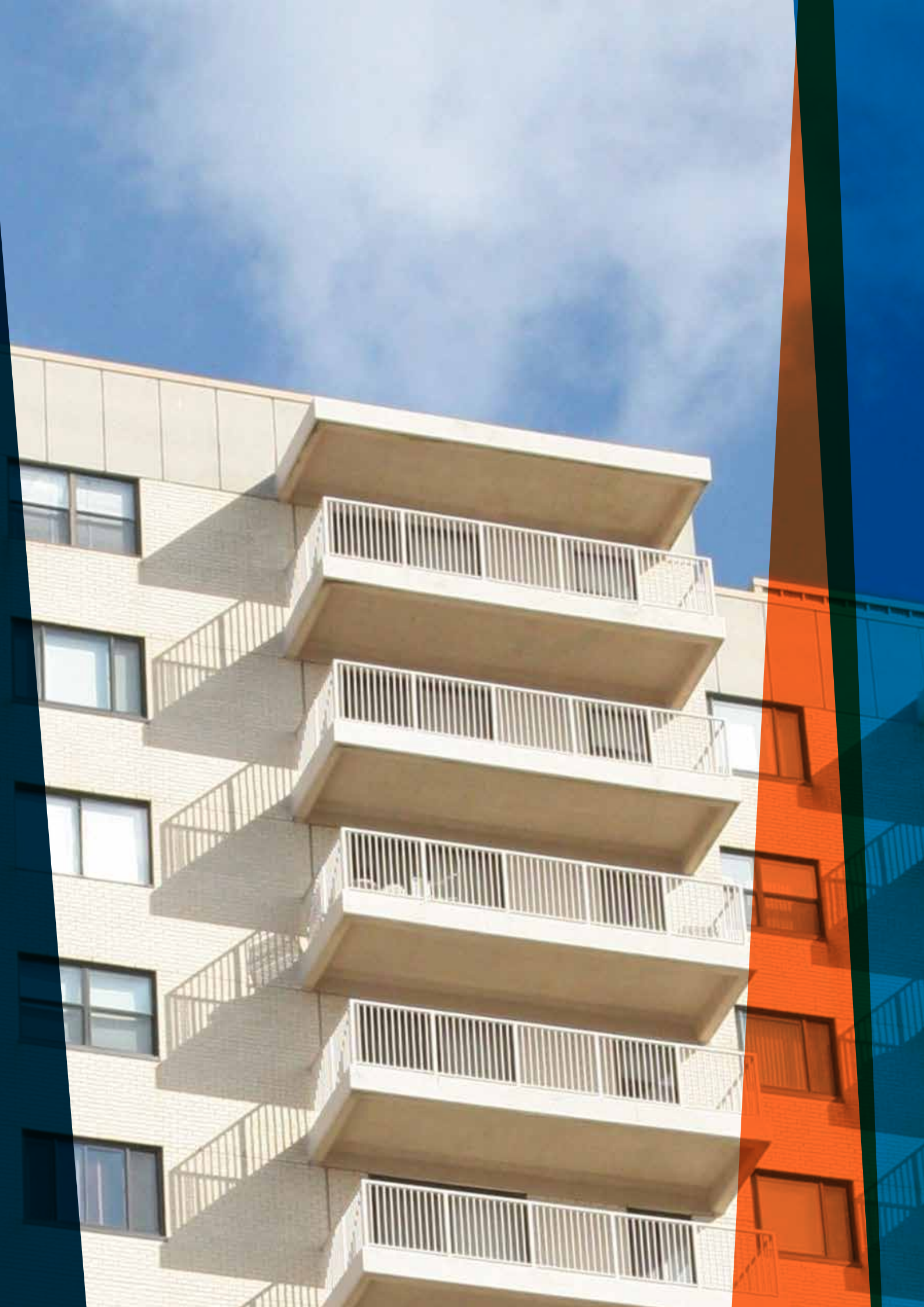
www.prtb.ie



Private Residential Tenancies Board
Po Box 47, Clonakilty, County Cork.



Tuarascáil agus
Cuntais Bhliantúla 2013



Misean

Earnáil chónaithe cíosa dea-rialaithe a fhorbairt agus a choinneáil in Éirinn, a rachaidh chun tairbhe tiarnaí talún, tionóntaí agus na sochaí i gcoitinne trí chlár náisiúnta tionóntachtaí ar ardchaighdeán a sholáthar, sásraí gairmiúla nua-aimseartha a chur ar fáil chun díospóidí tionóntachta a réiteach ar bhealach caoithiúil cost-éifeachtúil agus cothrom, agus faisnéis agus comhairle a chur ar fáil lena bhfeabhsaítear an t-eolas agus an tuiscint ar an earnáil.

Fís

Earnáil tithíochta ar cíos atá ag feidhmiú go maith in Éirinn agus atá cothrom, inrochtana agus tairbhiúil do chách.

Luachanna

Féachann an PTRB le sraith luachanna a léiriú atá mar bhonn agus mar thaca leis an mbealach ina n-oibríonn agus ina n-idirghníomhaíonn siad lena bpáirtithe leasmhara go léir. Tá na luachanna seo a leanas fíorthábhachtach chun ár bhfís, ár misean agus ár sainordú a chomhlíonadh:

- Cothroime do thiarnaí talún agus do thionóntaí
- Rannpháirtíocht réamhghníomhach le haghaidh torthaí níos tapúla, níos cost-éifeachtúla
- Díriú ar chliaint agus ar cháilíocht
- Éifeachtúlacht agus gairmiúlacht
- Seirbhís luach ar airgead don tsochaí
- Oscailteacht agus freagrúlacht i leith athrú
- A bheith mar chatalaíoch d'fheabhas san earnáil chónaithe ar cíos

Sainordú

Tá sainordú an Bhoird um Thionóntachtaí Cónaithe Príobháideacha sainithe ag an Acht um Thionóntachtaí Cónaithe 2004 (Alt 151), agus is féidir achoimre a dhéanamh air mar seo a leanas:

- díospóidí idir tionóntaí agus tiarnaí talún a réiteach;
- sonraí a chlárú maidir le tionóntachtaí i dtithíocht ar cíos san earnáil phríobháideach;
- comhairle a sholáthar don Aire maidir le beartas i leith tithíocht ar cíos san earnáil phríobháideach;
- treoirínte a fhorbairt agus a fhoilsiú le haghaidh dea-chleachtais dóibh siúd a bhfuil baint acu le tithíocht ar cíos san earnáil phríobháideach;
- faisnéis a bhaineann le tithíocht ar cíos san earnáil phríobháideach a bhailiú agus a sholáthar, lena n-áirítear faisnéis a bhaineann le leibhéil reatha cíosa;
- taighde a dhéanamh ar thithíocht ar cíos san earnáil phríobháideach agus monatóireacht a dhéanamh ar fheidhmiú ghnéithe áirithe den earnáil nuair a cheapann an Bord go bhfuil sin iomchuí;
- athbhreithniú a dhéanamh ar fheidhmiú an Achta agus achtacháin ghaolmhara ar bith, agus moltaí a dhéanamh don Aire maidir le leasuithe ar an Acht sin;
- feidhmeanna ar bith eile a thugtar don Bhord a chur i gcrích

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Ráiteas an Chathaoirligh agus an Stiúrthóra

Bhí an t-athrú suntasach a tháinig ar an earnáil phríobháideach ar cíós ar cheann de phríomhghnéithe na bliana 2013.

Tá na daoine siúd a shíl gurb éard atá san earnáil phríobháideach ar cíós ná aistriú gearr chuig úinéireacht tí ar deireadh thiar, ag fanacht san earnáil ar feadh tréimhsí níos faide mar gheall ar éiginnteachtaí san fhostaíocht, deacrachtaí le maoiniú morgáiste a aimsiú, agus easpa soláthar tithíochta. Chuir scéimeanna atá dírithe ar an earnáil phríobháideach ar cíós a ghíaráil chun dul i ngleic le riachtanais tithíochta sóisialta leis an éileamh atá ar chóiríocht ar cíós, chomh maith, e.g. an Scéim Cóiríocht Chónaithe agus an Scéim Forlíonadh Cíos.

Mar gheall ar na tosca uile seo, tá an t-éileamh ar thithíocht phríobháideach ar cíós tar éis leibhéal a bhaint amach nár sonraíodh ó bhí na 1950idí ann.

Innéacs Cíos an BTCP

Níorbh fhéidir é a sheachaint ach tá méadú tar éis teacht ar chostas chíos mar gheall ar éileamh méadaithe agus ar sholáthar teoranta. Leagtar cúram uathúil ar an BTCP chun monatóireacht a dhéanamh ar na hathruithe siúd ionas go mbíonn cinntí beartais bunaithe ar thaighde neodrach agus feasach. I mBealtaine 2013, sheol an BTCP Innéacs Cíos an BTCP/ESRI, atá bunaithe ar an mbunachar cíosa is fairsinge sa tír.

Áirítear le hInnéacs Cíos an BTCP Innéacs Cíos Saintréithe atá coigeartaithe i dtaobh measctha de agus tuarascáil ar Mheánchíos. Léirítear an Tuarascáil ar Mheánchíos ar bhogearraí an CSO a ligeann d'úsáideoirí na sonraí a cheistiú i gcás meánchíosanna le haghaidh cúig shaghas réadmhaoine i 446 láthair timpeall na hÉireann.

Ligeann Innéacs Cíos an BTCP dúinn scrúdú a dhéanamh ar céard a tharla do mhargaí ón dara leath de 2007 i leith. Léiríonn an t-innéacs gur tháinig méadú ar chíosanna idir an tríú agus an ceathrú ráithe in 2007 agus gur tháinig laghdú gear orthu i gcaitheamh 2008 agus 2009. Bhí 25.6% an difear ba mhó idir cíosa ag na pointí ab airde agus ab ísle. Thosaigh cíosa ag dul i méid arís thart ar thús 2012 agus faoi ráithe 4, 2013, bhí siad 3.7% níos airde ná ag an bpointe ab ísle.

I dtaobh 2013, cé gurbh ionann agus 3.0% an méadú bliain i ndiaidh bliana go náisiúnta, ba rí-léir dúinn go raibh margadh “dhá luas” ag teacht chun cinn in Éirinn: b'ionann an ráta méadaithe i mBaile Átha Cliath agus 7.1% agus ní raibh ach ráta i bhfad ní ba mheasartha de 0.8% le sonrú in áiteanna eile sa tír. Cíosanna árasán a chuir an méadú chun cinn i mBaile Átha Cliath, ar tháinig méadú 7.4% orthu, agus tháinig méadú 6.2% ar chíos tithe.

Comhoibriú ar fud na hEarnála Poiblí

Tá Bord agus Bainistíocht an BTCP an-fheasach ar an ról a chomhlíonann an earnáil phríobháideach ar cíós san earnáil tithíochta in Éirinn atá ag fairsingiú, agus ar an idirspéachas idir na hearnálacha éagsúla. Mar aitheantas ar an idirspéachas seo, tá an BTCP ag oibriú níos dlúithe ná riamh le comhlachtaí agus gníomhaireachtaí eile den earnáil poiblí. Is léir seo ón malairt leanúnach faisnéise agus an mhalairt sin faisnéise atá uathoibríthe níos minice anois, idir an BTCP agus an Roinn Coimirce Sóisialaí, Údarás Áitiúla agus na Coimisinéirí Ioncaim.

Léirítear é chomh maith i scóip agus i gcineál an taighde a bhfuil an BTCP ag tabhairt faoi, agus atá le foilsiú i bhFómhar 2014.

Leasú na Creatlaí Reachtaíochta

Thug an BTCP, ag oibriú tríd an gCoiste Reachtaíochta agus le comhairle abhcóidí dlí sa chás gur theastaigh, comhairle don Roinn Comhshaoil, Pobail agus Rialtais Áitiúil (An Roinn Comhshaoil, Pobail agus Rialtais Áitiúil) go gníomhach ar leasuithe reachtaíochta, sa chás gur chúí. Anuas air sin, choimisiúnaíomar taighde agus chuamar i dteagmháil le páirtithe leasmhara ar shaincheisteanna ar leith sa chás gur tugadh ábhair bhuartha chun solais.

Leanfaimid le tacú le hobair na Roinne agus an Aire le linn an trátha seo d'athrú tábhachtach.

Déanfaidh rith an Bhille um Thionóntachtaí Cónaithe (Leasú), 2012 athruithe suntasacha ar an earnáil. Glacfaidh an BTCP le freagracht as rialáil na hearnála neamhbhrabúsaí tithíochta. Soláthraíonn an earnáil seo nach mór 27,000 aonad de thithíocht in go leor limistéar nideoige, lena n-áirítear tithe a oireann do dhaoine scothaosta, daoine atá faoi mhíchumas nó daoine a bhí gan dídean.

D'fhógair an tAire Stáit ag an An Roinn Comhshaoil, Pobail agus Rialtais Áitiúil go bhfuil sé beartaithe aici reachtú a dhéanamh do Scéim um Chosaint Éarlaise a thabhairt isteach in Éirinn. Tá forluí suntasach ann idir feidhmeanna beartaithe na scéime seo agus feidhmeanna reatha clárúcháin an BTCP agus feidhmeanna réitigh díospóidí. Tá an BTCP tiomanta do thacú leis an scéim agus lena mhodh oibriúcháin an bealach a oibreoidh siad.

Déanfaidh an reachtaíocht ar feitheamh leasuithe, chomh maith, ar tháillí clárúcháin, a chumasóidh lascaíní le haghaidh seirbhísí ar líne, agus i réiteach díospóide, chun gur féidir cásanna ina bhfuil riaráistí cíosa a thabhairt chun tosaigh.

Teastóidh infheistíocht shuntasach le haghaidh na n-athruithe go léir seo i dteicneolaíocht faisnéise agus cumarsáide (TFC), i bhforbairt próisis nua, agus in oiliúint don fhoireann agus do chliant. Anuas air sin, teastóidh líon méadaithe foirne sa BTCP chun an reachtaíocht nua a oibriú. Chaith Coiste Stiúrtha TFC an BTCP, le cúnamh ó chomhairligh TFC, roinnt míonna sa dara leath de 2013 le Straitéis TFC an BTCP a fhorbairt le haghaidh 2014-2016. Tacóidh seo le tabhairt isteach na reachtaíochta nua agus feabhsóidh sé eispéireas cliant a roghnaíonn chun gnó a dhéanamh linn ar bhealach uathoibríthe.

An Bord agus an Fhoireann

Ba dheas linn aitheantas a thabhairt d'obair chomhaltaí an Bhoird a d'éirigh as an obair in 2013: an tIar-Chathaoirleach, Orla Coyne, John Tiernan, Eoin O'Sullivan, Vincent P. Martin, Gene Feighery agus Conn Murray, agus ba dheas linn fáilte a chur roimh ár gcomhaltaí nua Boird; Rhonda Donaghey, John Fitzgerald, Paul Flood, Noel Merrick, Noel Conroy, Gareth Robinson agus Kathleen McKillion.

Ar deireadh, ba dheas linn buíochas ó chroí a léiriú as obair na foirne, na mbreithneoirí, na n-idirghabhálaithe agus chomhaltaí an Bhinse i rith 2013.

Catriona Walsh
Cathaoirleach

Anne Marie Caulfield
Stiúrthóir



Comhaltaí an Bhoird



1.



2.



3.



4.



5.



6.



7.



8.



9.



10.



11.



12.

1. Catriona Walsh
Aturnae (Cathaoirleach)

2. Noel Conroy
Iar-Choimisinéir an Gharda Síochána

3. Rhonda Donaghey
Oifigeach Ceardchumainn

4. John FitzGerald
Gairmí Réadmhaoine, Comhalta Institiúid na gCeantálaithe agus Luachálaithe Gairmiúla (I.P.A.V)

5. Paul Flood
Bainisteoir Eastát, Feidhmeannacht na Seirbhíse Sláinte, Baile Átha Cliath Thuaidh

6. Kathleen McKillion
Ceann na Forbartha, Comhairle um Thithíocht Shóisialta na hÉireann

7. Joseph Meehan
Státseirbhíseach, an Roinn Coimirce Sóisialaí

8. Noel Merrick
Gairmí Réadmhaoine, Comhalta Institiúid na gCeantálaithe agus Luachálaithe Gairmiúla (I.P.A.V)

9. Paula O'Reilly
Státseirbhíseach, an Roinn Comhshaoil, Pobail agus Rialtais Áitiúil

10. Tim Ryan
Comhairleach Caidreamh Poiblí agus Gnóthaí Poiblí

11. Gareth Robinson
Abhcóide

12. Tricia Sheehy Skeffington
Abhcóide

Orla Coyne, Cathaoirleach, Gene Feighery, Vincent P. Martin, Eoin O'Sullivan, John Tiernan - d'éag a dTearmaí i rith 2013. Conn Murray - d'éirigh sé as in 2013.

An Bord agus a Struchtúir Rialachais

An Bord agus a Struchtúir Rialachais

Is é an tAire a cheapann Comhaltaí an Bhoird mar dhaoine a bhfuil taithí acu sa réimse saineolais atá ábhartha d'fheidhmeanna an Bhoird (Alt 153 den Acht). Tá an Bord tiomanta do na caighdeáin rialachais chorparáidigh is fearr a choimeád de réir an Chóid Chleachtais um Rialachas Comhlachtaí Stáit. Réitigh agus ghlac an Bord le cóid iompair ghnó dá gcomhaltaí Boird, Stiúrthóir, foireann, agus dá mBreithneoirí agus Idirghabhálaithe. Anuas air sin, d'ullmhaigh siad straitéis chorparáideach trí bliana agus pleananna bliantúla gnó.

Tháinig an Bord le chéile 60 uair i rith 2013 chun déileáil le ceisteanna a bhain le beartas agus díospóidí ar aon. Anuas air sin, reáchtáladh 42 cruinniú de choistí an Bhoird. In 2013, íocadh táillí iomlána €257,815 (comhlán) le comhaltaí Boird, ar bhain €118,099 de le freastal ar chruinnithe an Bhoird (beartas, díospóidí, coistí, oiliúint agus Coistí Cíosa), agus €139,716 le hobair a bhain le Binsí. Gheofar miondealú ar na híocaíocháí uile a rinneadh le comhaltaí Boird in 2013 ar lch. 57 den Tuarascáil Bhliantúil seo.

Anuas air sin, íocadh €18,214.77 ar an iomlán le comhaltaí Boird as taisteal agus cothabháil a tabhaíodh le haghaidh freastail ar chruinnithe agus Binsí, i gcomhréir le treoirínite na Roinne Airgeadais.

Mar seo a leanas a bhí na táillí atá iníoctha in 2013 le haghaidh dhualgais an Bhoird:

Gníomhaíocht	Táillí atá i bhfeidhm ón 1 Iúil 2013 ar aghaidh
Cruinnithe an Bhoird/ Cruinnithe an Choiste/ Oiliúint	€196
Cruinnithe an Bhoird/ Cruinnithe an Choiste-an Cathaoirleach	€217
Cruinnithe Díospóide	€329
Cruinnithe Díospóide/ Cathaoirleach	€509
Binsí	€506*
Binsí/Cathaoirleach	€1,020*

* Áirítear táille thuarascála sa tsuim seo.

Laghdaíodh táillí na gcruinnithe díospóide agus an Bhinse ón 1 Iúil 2013 faoi théarmaí an Achta um Bearta Airgeadais Éigeandála ar Mhaithe le Leas an Phobail, 2013.

Freastal na gComhaltaí Boird 2013

Leagtar amach thíos freastal na gcomhaltaí Boird ar chruinnithe, agus rannpháirtíocht in obair eile an Bhoird i rith 2013, don tréimhse an 1 Eanáir go dtí an 31 Nollaig 2013.

Cruinnithe ar ar Fhreastail Comhaltaí Boird in 2013

Comhalta Boird	Dáta an Cheapacháin	Líon na gCruinnithe ar ar Fhreastalaíodh in 2013		
		Beartas an Bhoird	Díospóidí an Bhoird	Coistí agus Oiliúint
Catriona Walsh (Cathaoirleach)	An 16 Aibreán 2013	11	18	13
Noel Conroy	An 02 Deireadh Fómhair 2013	3	9	
Rhonda Donaghey	An 16 Aibreán 2013	9	19	
John FitzGerald	An 01 Aibreán 2013	9	32	3
Paul Flood	An 01 Aibreán 2013	5	5	4
Kathleen McKillion	An 02 Deireadh Fómhair 2013	2		1
Joseph Meehan	An 01 Nollaig 2010	2	1	1
Noel Merrick	An 01 Aibreán 2013	10	32	5
Paula O'Reilly	An 23 Márta 2012	12	30	9
Tim Ryan	An 17 Feabhra 2012	12	22	19
Gareth Robinson	An 02 Deireadh Fómhair 2013	2	6	1
Tricia Sheehy Skeffington	An 17 Feabhra 2012	11	23	18
Iarchomhaltaí Boird. Téarma éagtha in 2013		Beartas an Bhoird	Díospóidí an Bhoird	Coistí agus Oiliúint
Orla Coyne (Iar-Chathaoirleach)		3	10	7
Gene Feighery		3	10	2
Vincent P. Martin		1	12	4
Eoin O'Sullivan		10	9	8
Conn Murray		2		3
John Tiernan		9	32	14
Líon iomlán na gCruinnithe		12	48	42

Rialachas an BTCP: Gníomhaíocht agus Ballraíocht na gCoistí

I gcomhréir le hAlt 157 den Acht um Thionóntachtaí Cónaithe, 2004, bhunaigh an Bord roinnt coistí chun cabhrú le comhlíonadh a bhfreagrachtaí.

Ceapadh an Bord ar choistí éagsúla le córaim a chinntiú san idir-ríocht idir éag théarmaí na gComhaltaí Boird i Márta 2013, agus ceapadh comhaltaí nua Boird in Aibreán 2013.

An Coiste Réitigh Díospóidí

1. An Coiste Réitigh Díospóidí

Aidan Brennan
Anne Colley
Anne Leech
Bairbre Redmond
Catriona Walsh
Charles Corcoran
Cian Ó Lionáin
Ciara Doyle
Claire Millrine
Dervla Quinn
Eoin O'Sullivan
Finian Matthews
Fintan McNamara
Gareth Robinson
Gene Feighery
Geraldine Feeney
Henry Murdoch
John FitzGerald
John Lynch
John Tiernan
Kathleen McKillion
Kieran Buckley
Liam Nolan
Louise Moloney
Mary Doyle
Mary Heaslip
Mary Morris
Maurice O'Donoghue
Michael Irvine
Nesta Kelly

Noel Conroy
Noel Merrick
Orla Coyne
Patricia Sheehy Skeffington
Tim Ryan
Tom Dunne
Tom Reilly
Vincent P. Martin

Bronnann Alt 159 den Acht um Thionóntachtaí Cónaithe, 2004 cumhachtaí ar Bhord an BTCP chun Coiste Réitigh Díospóidí a bhunú, agus chun feidhmeanna a tharmligean agus chomhaltaí a cheapadh ar an gcoiste sin. Is iad Coiste Réitigh Díospóidí (CRD) an BTCP an painéal óna dtarraingítear comhaltaí na mBinsí Tionóntachta ar a mbíonn triúr daoine. Mar gheall nach féidir cinntiúcháin an Bhinse a achomharc ach ar phointe dlí leis an Ard-Chúirt, tugann comhaltaí an CRD faoi fheidhm thábhachtach ghar-bhreithiúnach. Déanann na Binsí, ar chur i gcrích éisteachta, cinntiúchán agus cuireann siad an Bord ar an eolas faoin gcinntiúchán, de bhun Alt 108(1) den Acht. Ina dhiaidh seo, déanann an Bord, i gcomhréir le hAlt 121 den Acht, Ordú Cinnidh atá ina cheanglas, agus eisítear é sin, mar aon le tuarascáil an Bhinse, do na páirtithe atá i gceist; bhí 278 Binse den sórt sin ar bun i rith 2013.

2. An Coiste Taighde, Oideachais agus Feasachta

Tim Ryan (<i>Cathaoirleach</i>)
Bob Jordan (<i>Threshold</i>)
John Leahy (<i>Irishlandlord.com</i>)
Kersten Mehl (<i>Tiarna Talún</i>)
Eoin O'Sullivan
Orla Coyne
Tom Dunne
Bob Jordan
Caren Gallagher (<i>Comhairle um Thithíocht Shóisialta na hÉireann</i>)
Thomas J. Reilly (<i>Tiarna Talún</i>)

D'éag téarma chomhaltaí seo a leanas an choiste i rith 2013 – Eoin O'Sullivan, mar Chathaoirleach (athcheaptha ar an gCoiste i Nollaig 2013) Orla Coyne, Tom Dunne, Gene Feighney agus Áine Ryall.

Rinne an Coiste Taighde, Oideachais agus Feasachta (TOF) maoirsiú ar sheoladh Innéacs Cíosa an BTCP/ESRI i mBealtaine 2013. Cheap an Coiste an Ghníomhaireacht Tithíochta, chomh maith, chun téarmaí tagartha a dhréachtú le haghaidh taighde ar thodhchaí na hearnála príobháidí ar cíos go déanach in 2013.

Bhí an Coiste ina n-óstaigh ar chruinnithe i mBealtaine agus Nollaig le príomhpháirtithe leasmhara, ar nós an IPOA, an IPAV, Cumann na Suirbhéirí Ciarte in Éirinn, IrishLandlord.com, Focus Ireland, Theshold agus Aontas na Mac Léinn in Éirinn (USI). Rinne an BTCP urraíocht ar leabhar a cíos do mhic léinn i gcomhar leis an USI, a seoladh ag tús na bliana acadúla nua i Meán Fómhair 2013.

3. An Coiste Iniúchta

Joseph Meade (<i>Cathaoirleach</i>) (<i>Iar-Ombudsman um Sheirbhísí Airgeadais</i>)
Dermot Byrne (<i>Iniúchóir Sinsearach</i>)
Paul Flood (<i>Bainisteoir Eastát FSS</i>)
Damian Allen (<i>Príomhoifigeach, an An Roinn Comhshaoil, Pobail agus Rialtais Áitiúil</i>)
Gareth Robinson (<i>Abhcóide agus Comhalta Boird an BTCP</i>)

Tá cúigear comhalta sa Choiste Iniúchta, agus is Comhaltaí Boird beirt díobh agus is comhaltaí seachtracha leis an BTCP triúr díobh. Tá Joseph Meade, Iar-Ombudsman um Sheirbhísí Airgeadais, mar chathaoirleach ar an gcoiste, agus tionóladh an coiste ceithre huaire in 2013. Ceapadh Gareth Robinson agus Damian Allen ar an gcoiste an 29 Samhain 2013, chun teacht in ionad Eoin O'Sullivan agus Cian Ó Liónáin. D'éag téarma Eoin O'Sullivan ar an gcoiste an 30 Meán Fómhair, agus d'éirigh Cian Ó Liónáin as an gcoiste an 26 Meán Fómhair tar éis gur aistríodh é ón Rannóg Tithíochta, an An Roinn Comhshaoil, Pobail agus Rialtais Áitiúil.

D'fhoilsigh Crowleys DFK an t-iniúchadh deiridh ar an bPlean Iniúchta Inmheánaigh 2010-2012 ar an tSeirbhís Réitigh Díospóidí in 2013.

I bhFeabhra 2013, tar éis próiseas iomaíoch tairiscintí, ceapadh Baker Tilly Ryan Glennon (BTRG) mar iniúchóirí inmheánacha an BTCP don tréimhse idir Márta 2013 agus Márta 2016. Rinneadh comhaontú ar Phlean nua Iniúchta Inmheánaigh don tréimhse sin agus rinne BTRG na hathbhreithnithe seo a leanas ón bplean sin i rith 2013;

- › Clárúcháin – an Próiseas Bailithe Ioncaim
- › Forfheidhmiú Clárúchán

4. An Coiste Airgeadais

Catriona Walsh (<i>Cathaoirleach</i>) (<i>Aturnae</i>)
Paula O'Reilly (<i>Státseirbhíseach, an An Roinn Comhshaoil, Pobail agus Rialtais Áitiúil agus Comhalta Boird</i>)
Tim Ryan (<i>Comhairleach CP agus Comhalta</i>)
John FitzGerald (<i>Gairmí réadmhaoine agus Comhalta Boird</i>)
Noel Merrick (<i>Gairmí réadmhaoine agus Comhalta Boird</i>)
Joseph Meehan (<i>Státseirbhíseach, an Roinn Coimirce Sóisialaí agus Comhalta Boird</i>)

* D'éag téarmaí an Uasail Orla Coyne (*Cathaoirleach*) agus an Uasail John Tiernan ar an gcoiste an 31/03/2013 agus 30/09/2013, faoi seach, agus d'éirigh an tUasal Conn Murray as an 30/08/2013. Tháinig an Uasal Caitriona Walsh (*Cathaoirleach*), an tUasal Noel Merrick agus an tUasal John FitzGerald ina n-ionad ar an gcoiste. Rinne an tUasal Patricia Sheehy-Skeffington fónamh sealadach ar an gcoiste idir an 26/03/2013 agus an 25/06/2013.

Bhí deich gcruinniú ag an gCoiste Airgeadais in 2013. Déanann siad breithniú mionsonraithe ar airgeadas agus ar bheartais an Bhoird; déanann siad athbhreithniú ar bhuiséid agus ar thuarascálacha airgeadais; tugann siad comhairle agus déanann siad moltaí leis an mBord, leis an Stiúrthóir agus leis an mbainistíocht shinsearach. Anuas air sin, déanann siad scrúdú ar chuntais bhliantúla an Bhoird. Sholáthair an BTCP a maoiniú féin go hiomlán ó 2009 i leith.

5. An Coiste Reachtaíochta, Cleachtais agus Nós Imeachta

Anne Colley
Catriona Walsh (<i>ón 30/04/2013</i>)
Finian Matthews* (<i>ón 29/01/2013</i>)
Kathleen McKillion (<i>ón 29/11/2013</i>)
Noel Merrick (<i>ón 27/09/2013</i>)
Tim Ryan (<i>ón 26/03/2013</i>)
Tricia Sheehy Skeffington (<i>ón 29/01/2013</i>)
William B. Devine

* Ceapadh Finian Matthews mar chathaoirleach ag a gcéad chruinniú a bhí ar siúl an 14/02/2013.

Fochoiste den Bhord is ea an Coiste Reachtaíochta, Cleachtais agus Nós Imeachta, a bunaíodh faoi fhorálacha Alt 157 den ATC agus soláthraíonn sé cúnamh agus comhairle don Bhord ar oibríochtaí an Achta um Thionóntachtaí Cónaithe.

Rinne na comhaltaí a leanas fónamh ag tráthanna éagsúla idir an 01/01/2013 agus an 30/09/2013:

Orla Coyne, Vincent P. Martin, Joe Meehan, Conn Murray, Paula O'Reilly, Eoin O'Sullivan agus John Tiernan.

6. Coiste Alt 189

Catriona Walsh (*Cathaoirleach*)

Joseph Meehan

Paula O'Reilly

Tim Ryan

Tricia Sheehy-Skeffington

Conn Murray (*imithe ar scor i Lúnasa 2013*)

Déanann Alt 189 den Acht um Thionóntachtaí Cónaithe, 2004, foráil don Bhord chun iarratas a dhéanamh ar an gCúirt Chuarda ar fhaoiseamh eatramhach nó gar-bhreithiúnach sa chás go measann an Bord gur cuí amhlaidh a dhéanamh (mar shampla, i gcásanna díshealbhaithe neamhdhleathaigh).

7. An Coiste Caidrimh Phoiblí

Tim Ryan (*Cathaoirleach*)

Noel Merrick

Thomas J. Reilly

Tricia Sheehy Skeffington

Conn Murray (*éirithe as i Lúnasa 2013*)

John FitzGerald

D'éag téarmaí chomhaltaí an choiste a leanas i rith 2013 - Gene Feighery, Eoin O'Sullivan, John Tiernan.

Bhunaigh an Bord Coiste Caidrimh Phoiblí i mBealtaine 2012. Is í feidhm an choiste feasacht a mhúscailt i measc tiarnaí talún agus tionóntaí ar an BTCP agus a ról, mar aon le dea-chleachtas a chur chun cinn ar fud na hearnála. Chas siad ar a chéile ceithre huaire in 2013. Cheap an Bord MKC Communications in 2013 chun bainistiú a dhéanamh ar ghníomhaíochtaí CP an BTCP.

8. ICT Steering Committee

Denis Carty (*Cathaoirleach*) - an LGMA, ar scor

Ken Jordan - Stiúrthóir TF an NTMA

Paul Dowling - Príomhoifigeach, TFC, na Coimisinéirí Ioncaim

Aidan Sullivan - Príomhoifigeach Cúnta, an Rannóg TFC., an An Roinn Comhshaoil, Pobail agus Rialtais Áitiúil

Is éard atá sa Choiste Stiúrtha TFC ná comhaltaí na feidhmeannachta agus na comhaltaí seachtracha a liostaítear thuas. Gníomhaíonn an coiste i gcáil chomhairleach agus sholáthair siad treoir i rith 2013 ar rialachas TFC, maoirsiú ar an mbuiséad TFC agus forbairt straitéise. Chas an coiste le chéile seacht n-uaire le linn 2013.

Gníomhaíochtaí Clárúcháin in 2013

Sracfhéachaint ar Ghníomhaíochtaí Clárúcháin 2013	
Líon iomlán na dtionóntachtaí a cláraíodh	282,918
Líon na dtiarnaí talún	179,026
Líon na dtionóntaí*	*457,208
Líon iomlán na gcomhaontuithe tionóntachta a cláraíodh in 2013	114,405
An meánlíon iarratas nua a fuarthas in aghaidh an lae	471
Líon na nglanna gutháin a freagraíodh in aghaidh an lae in 2013	63,936
Cistí a íocadh le hÚdaráis Áitiúla chun tabhairt faoi chigireachtaí caighdeáin íosta	€1.2m

* Tabhair faoi deara go n-asbhaintear an figiúr seo ó shonraí a sholáthraítear ar iarratais ar chlárúchán agus d'fhéadfadh nach n-áireofaí leis gach tionónta i dtionóntacht (e.g. mionaoisigh).

Faoin Acht um Thionóntachtaí Cónaithe, 2004, tá ar thiarnaí talún iarratas a dhéanamh ar an mBord chun tionóntachtaí a chlárú leis an BTCP laistigh de mhí amháin tar éis go gcuirtear tús leo. Cuirtear cosc ar thiarnaí talún tionóntachtaí neamhchláraithe ó dhíospóid a atreorú chuig an BTCP. Ní dhéanann neamhchlárú aon dífeair do chearta tionóntaí, agus bíonn rochtain ag tionóntaí ar an tseirbhís réitigh díospóidí is cuma má bhíonn an tionóntacht cláraithe nó a mhalairt.

Táillí Clárúcháin Tionóntachta

Soláthraíonn an BTCP a gcistiú go hiomlán dóibh féin, agus déanann táillí clárúcháin iad a mhaoiniú. I gcás tionóntachtaí a thosaíonn an 1 Eanáir 2011 nó ina dhiaidh sin:

- › **€90** an tionóntacht, a fhad agus a fhaigheann an BTCP an t-iarratas comhlánaithe ar chlárú laistigh de mhí amháin tar éis an dáta ar cuireadh tús leis an tionóntacht. Beidh táille dhéanach €180 i gceist ina dhiaidh sin.
- › Maireann an clárúchán fad na tionóntachta, faoi réir ceithre bliana, ar a mhéid. Ní mór tionóntachtaí a athchlárú nuair is ann dóibh ar feadh 4 bliana..
- › **€375** i gcás breis agus tionóntacht amháin (táille ilchodach) san fhoirgneamh céanna atá á gclárú ag an am céanna ag an tiarna talún céanna laistigh de mhí amháin tar éis dháta na chéad tionóntachta.

- › Ní bhíonn aon táille le híoc má a rinneadh dhá íocaíocht maidir leis an tionóntacht leis an BTCP le 12 mhí anuas. Ní bhíonn aon táille le híoc as nuashonrú sonraí tionóntachta atá cláraithe cheana féin.

Seirbhísí Clárúcháin ar Líne

Féadtar tionóntachtaí a chlárú ar líne ag www.prtb.ie. Ní gá ach cliceáil ar “cláraigh tionóntacht”. Tá sraith de cheisteanna coitianta ann agus leideanna áisiúla ar an láithreán gréasáin chun cabhrú le tiarnaí talún agus le gníomhairí chun tionóntachtaí a chlárú ar líne leis an BTCP. Faoi dheireadh na bliana 2013, b'ionann an glacadh le clárú ar líne agus 44%, ar feabhas é seo i gcomparáid le 2012, agus spreagann an BTCP le tiarnaí talún chun leas a bhaint as an tseirbhís seo a mhéid is féidir. Tugadh faoi obair forbartha, le déanaí, ar an tairseach chlárúcháin ar líne agus tabharfar isteach seirbhís chlárúcháin atá i bhfad níos fusa le húsáid go luath in 2014.

Seachfhoinsiú Seirbhísí

Choimisiúnaigh an BTCP staidéar neamhspleách ar sheachfhoinsiú i bhFeabhra 2011 agus ba í an phríomhchonclúid ná nach bhféadfadh an Bord feidmiú leis an 33 de líon foirne a shann an Chreatlach Rialaithe Fostaíochta (a rialaíonn soláthar foirne i ngach limistéar den Eanáil Phoiblí), go háirithe nuair a chuirtear san áireamh an méadú leanúnach ar an éileamh ar a sheirbhísí díospóide, binse agus forfheidhmithe, agus an leibhéal idirghabhála a theastaíonn chun cabhrú le tiarnaí talún sa phróiseas clárúcháin.

Bhí sé ina chonclúid ag an tuarascáil, d'fhonn go mbainfeadh an BTCP a sainchúram amach, ba dhealraitheach gurbh é seachfhoinsiú an t-aon rogha inmharthana sna chéad chúpla bliain eile amach romhainn. Rinneadh comhaontú ar an gcur chuige seo leis an mBord agus tar éis próiseas soláthair faoinar tugadh in 2012, bronnadh conradh ar SouthWestern, i gCloich na Coillte, Contae Chorcaí. I dtreo dheireadh 2012, ghlac SouthWestern leis an bhfeidhm chlárúcháin tionóntachtaí agus lean seo ar aghaidh in 2013.

Láimhseálann SouthWestern gach glao gutháin, ríomhphost, ceist ar líne, agus comhfhreagras scríofa le haghaidh clárúcháin. Anuas air sin, próiseálann siad gach iarratas ar chlárúcháin tionóntachta.

An Córas Réitigh Iarratas Neamhiomlán

Faightear seasca faoin gcéad de na hiarratais ar chlárú tionóntachta sa phost agus próiseálann gníomhairí SouthWestern de láimh iad (fuarthas thart ar 68,000 iarratas in 2013). As na hiarratais a fhaightear sa phost, bíonn thart ar 60% neamhiomlán, i.e. bíonn faisnéis ar iarraidh nó gabhann an táille mhícheart leo. Ní féidir iarratais neamhiomlána a chlárú agus is gá iad a cheartú leis an tiarna talún/gníomhaire.

In 2013, d'fhorbair SouthWestern, le cúnamh ó Vulcan Solutions agus an BTCP, réiteach uathoibríthe ar iarratais neamhiomlána a phróiseáil. Tugadh seo isteach in Eanáir 2014. Go dtí sin, rinneadh próiseáil de láimh ar iarratais neamhiomlána agus ghlac seo go leor ama.

Feachtas atá sa réiteach nua uathoibríthe ina ndéantar glaonna gutháin agus litreacha laistigh de thréimhse 40 lá. Ag deireadh an fheachtais, d'fhéadfadh go mbeadh orthu na hiarratais siúd atá neamhchláraithe go fóill a sheoladh ar ais, an táille a thabhairt ar ais agus iad a atreorú chuig forfheidhmiú lena bhfiosrú, agus d'fhéadfadh ionchúiseamh agus teacht i láthair cúirte bheith i gceist ansin. Tugann na comharthaí luatha le fios go bhfuil ag éirí leis an bhfeachtas chun saincheisteanna maidir le hiarratais nach bhfuil déanta go fóill a réiteach.

Is ard go fóill don leibhéal iarratas neamhiomlán ag 60% agus meabhraítear do thiarnaí talún, sa chás gur féidir, gur cheart dóibh clárú ar líne agus, murar féidir, ba cheart dóibh a chinntiú gur sheol siad foirm iarratais chomhlánaithe isteach, mar aon leis an táille cheart. Táthar ag súil go ndéanfaidh meascán de chóras clárúcháin ar líne, athruithe reachtaíochta agus simpliú na foirme clárúcháin an méid iarratas neamhiomlán a laghdú.

Innéacs Cíos a Sholáthar

“Tá Innéacs Cíos an BTCP/ESRI ar an tuarascáil chíos is cruinne agus is údarásaí dá cineál ar an earnáil phríobháideach chóiríochta in Éirinn mar gheall go léiríonn sí na cíosanna féin atá á n-íoc, de réir thaifid an BTCP, seachas an cíos a iarradh nó a fógraíodh, atá mar bhonn le tuarascálacha eile”.

Ar cheann de róil an BTCP is ea faisnéis a bhaineann leis an earnáil phríobháideach chónaithe ar cíos a bhailiú agus a sholáthar, lena n-áirítear faisnéis a bhaineann le leibhéal reatha cíos. I nDeireadh Fómhair 2012, tar éis próiseas tairisceana, chuir an Institiúid Taighde Eacnamaíochta agus Sóisialta tús le hobair ar bheart cíos don BTCP. Theastaigh roinnt aschuir shonraithe ón tionscadal. Ba iad seo:

- › Tuarascáil Innéacs Cíos stairiúil le táblaí agus tráchtareacht.
- › Tuarascáil ráithiúil Innéacs Ráithiúil.
- › Tacar sonraí ar an meánchíos.

Cuireadh an chéad tuarascáil ar an Innéacs Cíos, a bhailigh na treochtaí ar leibhéal chíos ag dul siar go dtí 2007 agus Innéacs Cíos Ráithe 1 2013, i dtoll a chéile in Aibreán 2013. Sheol an tAire Stáit Tithíochta agus Pleanála, an tUasal Jan O’Sullivan, T.D., an tInnéacs go hoifigiúil an 8 Bealtaine 2013. Is é an tInnéacs Cíos an tuarascáil chíos is cruinne agus is údarásaí dá cineál dá bhfuil ann ar an earnáil chóiríochta príobháidí in Éirinn mar gheall go léirítear inti na cíosanna iarbhír atá á n-íoc, de réir thaifid an BTCP, seachas an cíos a iarrtar nó a fhógraítear, ata mar bhonn le tuarascálacha eile.

Tá an tInnéacs Cíos bunaithe ar shonraí a luaitear gan ainm a sholáthair an BTCP don ESRI. Soláthraítear é trí mhodheolaíocht chúlaithe saintréithe ar modh í chun éileamh nó praghsanna a mheas, i.e. déanann sé an t-earra a bhfuil taighde á dhéanamh air a dhianscaoileadh isteach ina shaintréithe (e.g. méid na háite cónaithe, saghas na réadmhaoine, láthair etc.) agus faigheann sé meastacháin ar an luach atá ar gach saintréith. Cuimsítear faisnéis san innéacs cíos a bhaineann le naoi gcatagóir éagsúla, i.e. náisiúnta, Baile Átha Cliath, Iasmuigh de Bhaile Átha Cliath, agus déantar miondealú breise air de réir shaghas an tí agus an árasáin.

Cabhraíonn an t-innéacs le réimse cuspóirí Rialtais, lena n-áirítear beartas tithíochta go ginearálta agus faisnéis a sholáthar do scéim Forlíonadh Cíos na Roinne Coimirce Sóisialaí. Anuas air sin, is cáipéis thábhachtach tagartha í i ndíospóidí tiarna talún/tionónta ar chíos.

Forbraíodh é i gcomhairle agus i gcomhar le grúpaí ionadaíocha tiarnaí talún, ar nós Chumann Úinéirí Réadmhaoine na hÉireann, irishlandlord.com, Institiúid na gCeantálaithe agus na Luachálaithe Gairmiúla, Cumann na Suirbhéirí Cairte in Éirinn, agus grúpaí ionadaíocha tionóntaí ar nós Threshold agus an USI (Aontas na Mac Léinn in Éirinn). Rinneadh Innéacs Cíos 2013 le haghaidh ráithe 2, 3 agus 4 a eisiúint i Meán Fómhair agus i Nollaig 2013, agus i Márta 2014 faoi seach.

Tá fáil ar fhaisnéis níos mionsonraithe sa tacar sonraí ar mheánchíos. Cuireann sé ar chumas daoine seiceáil a dhéanamh ar an meánchíos atá á íoc ag tréimhsí áirithe ama i gcás cúig chatagóir éagsúla ama de shaghsanna áiteanna cónaithe in 446 láthair ar fud na tíre, i gceantair uirbeacha agus thuaithe araon. Tá roghnú na láithreach bunaithe ar dhaonra agus ar mhéid an tacaí shonraí. Cuireann seo ar chumas daoine a sheiceáil céard é an cíos cruinn atá á íoc, cuirimid i gcás, le haghaidh teach leathscoite nó árasán dhá sheomra leapa ina gcomharsanacht, agus i gcodanna eile den tír.

Treochtaí an Innéacs Chíos in 2013

Ar bhonn bliantúil, go náisiúnta, bhí cíosanna 3.0% níos airde ná mar a bhí siad ag deireadh 2012. Go náisiúnta, bhí cíosanna ar thithe 1.4% níos airde, agus bhí cíosanna ar árasáin 4.6% níos airde. Bhí an borradh bliantúil a tháinig ar mhargadh Bhaile Átha Cliath níos threise, agus tháinig méadú 7.1% air agus tháinig méadú 6.2% ar chíosanna tí i mBaile Átha Cliath agus tháinig méadú 7.4% ar chíosanna árasáin i mBaile Átha Cliath.

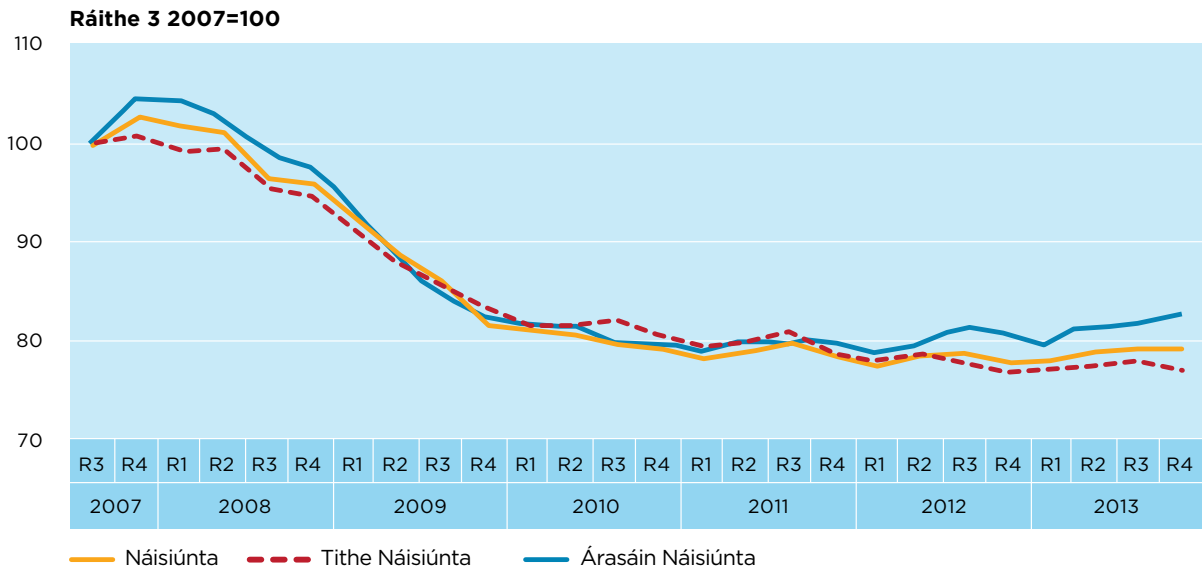
I gcodarsnacht leis sin, bhí smacht níos fhearr ar an mborradh bliantúil a tháinig ar chíosanna sa mhargadh lasmuigh de Bhaile Átha Cliath, agus cuireadh borradh 0.8% i dtaifead nuair a chuirtear i gcomparáid é le deireadh 2012.

Arís eile, is éagsúil an fheidhmíocht de réir shaghas na réadmhaoine. Tháinig méadú 0.1% ar an gcíos ar thithe lasmuigh de Bhaile Átha Cliath agus tugadh méadú 2.9% faoi deara ar árasáin lasmuigh de Bhaile Átha Cliath.

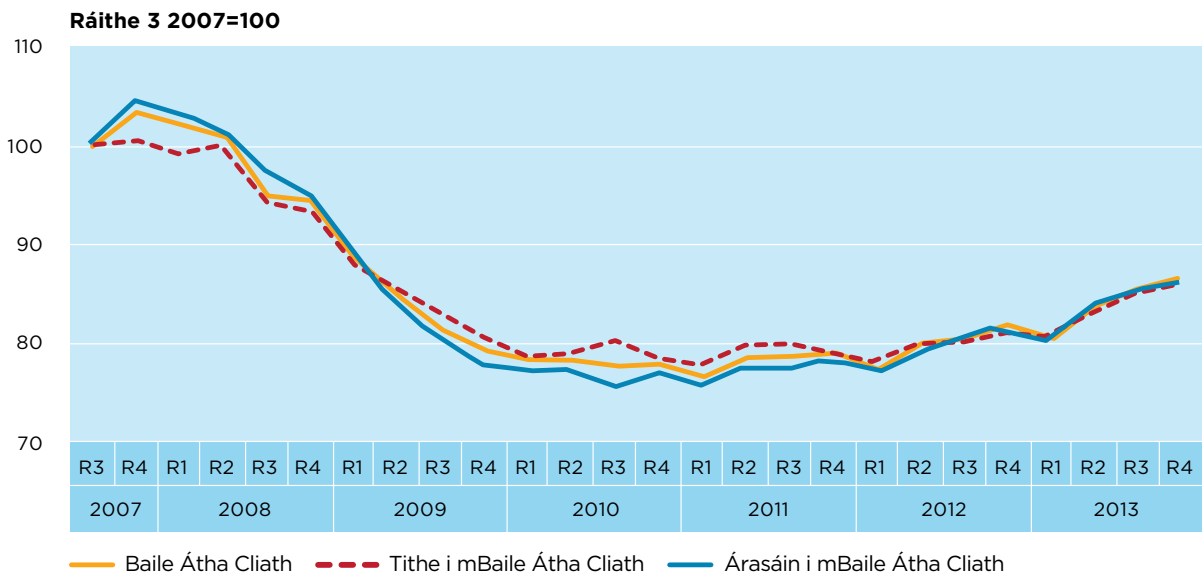
Taispeánann an tInnéacs Cíos, go náisiúnta, gur bhain cíosanna buaicphointe amach sa cheathrú ráithe in 2007 sular tháinig meath 25.6% orthu chuig na figiúirí ab ísle sa chéad ráithe in 2012. Faoi Ráithe 4, bhí cíosanna 3.7% níos airde, go náisiúnta, ná na figiúirí ab ísle. Tharla go leor den mhéadú a thit amach ó thús 2012 i leith in 2013, agus bhí cíosanna 3.2% níos airde i Ráithe 4 nuair a chuirtear iad i gcomparáid leis an gcéad ráithe sa bhliain. Thit an borradh ba mhó amach i margadh Bhaile Átha Cliath, agus tháinig méadú 9.3% ar chíosanna árasáin idir Ráithe 1 agus Ráithe 4, 2013, agus tháinig méadú 5.8% ar chíosanna tí i mBaile Átha Cliath thar an tréimhse chéanna. Cé go raibh an buaic-ísealphointe i margadh Bhaile Átha Cliath cosúil leis sin a tugadh faoi deara go náisiúnta, mar gheall ar threise an téarnaimh i mBaile Átha Cliath, tá cíosanna 13.2% níos airde anois ná mar a bhí siad ag a bpointe ab ísle. I gcodarsnacht leis sin, bhí smacht níos mhó ar an margadh lasmuigh de Bhaile Átha Cliath, agus léirigh cíosanna tí lasmuigh de Bhaile Átha Cliath meath 0.2% sa bhliain.



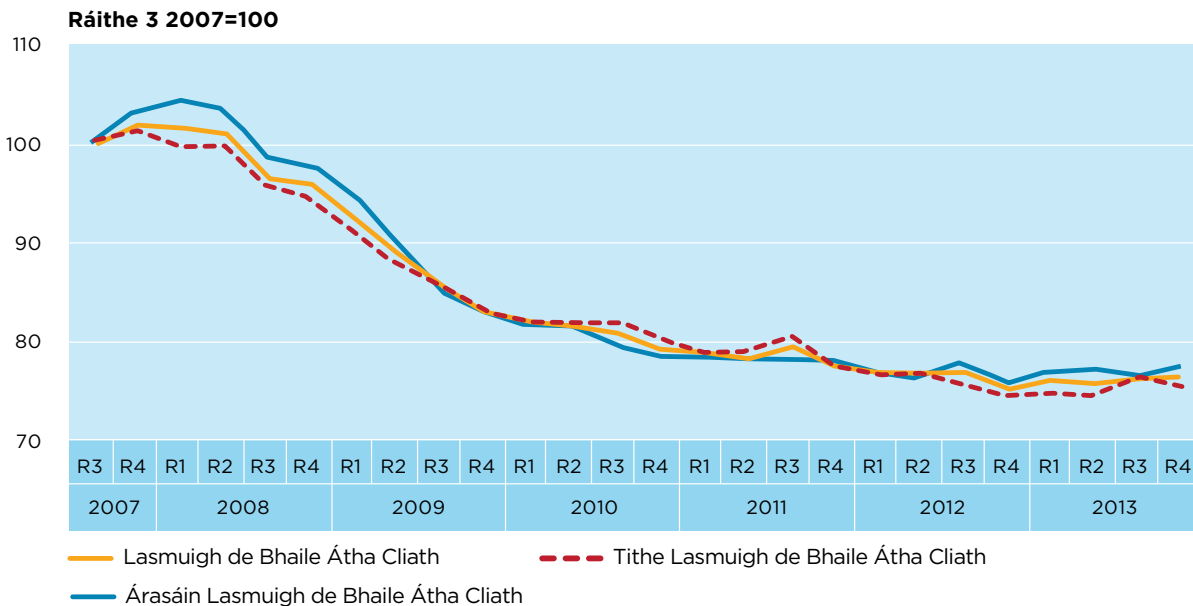
Innéacs Cíosa an BTCP - Náisiúnta



Innéacs Cíosa an BTCP - Baile Átha Cliath



Innéacs Cíosa an BTCP – Lasmuigh de Bhaile Átha Cliath



Conas an tInnéacs Cíosa a sheiceáil?

Chun an tInnéacs Cíosa agus an tacar sonraí ar mheánchíos a sheiceáil, logáil ar láithreán gréasáin an BTCP ag www.prtb.ie. Clliceáil ar an íocón **“Innéacs Cíosa”**.

Gnéithe de Chlár na dTionóntachtaí atá ar fáil don Phobal

Tá ar an BTCP clár a choimeád ar thionóntachtaí i gcomhréir leis an Acht um Thionóntachtaí Cónaithe, 2004 agus chun bunachar sonraí atá cothrom le dáta a choimeád ar mhaithe le cuspóirí faisnéise, déanta beartais agus staitistiúla. Sliocht atá sa chlár ó chlár na dtionóntachtaí agus cuimsítear ann sonraí ón bhfoirm chlárúcháin a sholáthraíonn an tiarna talún nó an gníomhaire. Soláthraíonn an clár seoladh na háite cónaithe ar cíos; cur síos ar an áit chónaithe; an líon seomraí leapa agus na spásanna leapa; agus achar an urláir.

Ní chuimsítear sa chlár foilsithe aon fhaisnéis as a bhféadfaí an tiarna talún nó an tionónta nó an cíos iníoctha a shainaithint.

Conas a sheiceáil an bhfuil réadmhaoin ar cíos claraithe?

Leis an gclár foilsithe a sheiceáil, logáil ar láithreán gréasáin an BTCP's ag www.prtb.ie. Clliceáil ar an íocón **“An bhfuil mo Thionóntacht Cláraithe?”**;

clliceáil ansin ar an gcontae cuí agus déan seoladh na háite cónaithe ar cíos a chuardach.

Tá fáil ar an gclár i bhformáid PDF agus Excel araon. Nuashonraítear an clár foilsithe ar an láithreán gach seachtain. Má tá tú ar an eolas ar mhaoin ar cíos nach bhfuil cláraithe, féadfaidh tú seo a thuirsciú don BTCP, faoi rún daingean, ag Enforcement@BTCP.ie.

Cistiú Údarás Áitiúil ón BTCP chun na hÍoschaighdeáin a fhorfheidhmiú

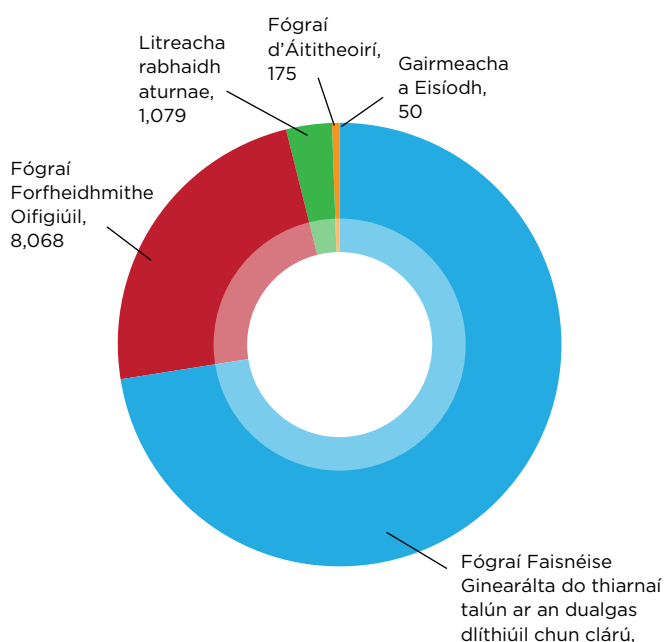
I gcomhréir le forálacha an Achta um Thionóntachtaí Cónaithe, 2004, soláthraítear cistiú do na hÚdaráis Áitiúla chun íoc as costas na gcigireachtaí ar chóiríocht phríobháideach chónaithe ar cíos. De bhun treoracha sonracha íocaíochta a rinne an tAire Comhshaoil, Pobail agus Rialtais Áitiúil, rinneadh an cúigiú cuid den ioncam ón táille chlárúcháin a leithdháileadh ar na hÚdaráis Áitiúla in 2013. Choimeád an BTCP an fuilleach chun íoc as a gcostais féin oibriúcháin. Coimeádann an BTCP an t-airgead seo ar chumas muiníneach agus b'ionann an tsuim a íocadh amach le hÚdaráis Áitiúla in 2013 faoi threoir ón An Roinn Comhshaoil, Pobail agus Rialtais Áitiúil agus €1.2 milliún, agus mhéadaigh seo an tsuim iomlán a d'íoc an BTCP amach le hÚdaráis Áitiúla ó 2004 go dtí €26,619,000.

Tá fáil ar rátaí cigireachta an Údaráis Áitiúil agus na hÍoschaighdeáin nua i gCóiríocht Phríobháideach ar Cíos ó láithreán gréasáin an An Roinn Comhshaoil, Pobail agus Rialtais Áitiúil. www.environ.ie.

Gníomhaíochtaí Forfheidhmithe Clárúcháin in 2013

Srachféachaint ar Fhorfheidhmiú Clárúcháin in 2013	
Fógraí Faisnéise Ginearálta do thiarnaí talún ar an dualgas dlíthiúil chun clárú	24,646
Fógraí Oifigiúla Forfheidhmithe	8,068
Litreacha Rabhaidh ó Atur nae	1,079
Fógraí Áititheora	175
Gairmeacha a Eisíodh	50

Gníomh Forfheidhmithe Clárúcháin in 2013



Téann an BTCP sa tóir ar thiarnaí talún mar gheall ar neamhchlárú. Má theipeann orthu tionóntacht a chlárú, d'fhéadfaí iad a ionchúiseamh agus fineálacha a mhéid le €4,000 a ghearradh agus/nó téarma príosúin a fhad le sé mhí a ghearradh orthu.

Tá na gníomhaíochtaí forfheidhmithe faoina dtugann an BTCP i gcomhréir le forálacha Acht um Thionóntachtaí Cónaitheacha 2004, go háirithe ailt 144 agus 145. Faigheann an BTCP faisnéis ó líon foinsí, lena n-áirítear:

- › An Roinn Coimirce Sóisialaí (RCS) – an bunachar sonraí forlíonadh cíosa
- › Údarás Áitiúla – caighdeán le haghaidh cigireachtaí ar áiteanna cónaithe ar cíos

- › An Pobal Ginearálta - comharsana
- › TDanna, Comhairleoirí Gardaí
- › Tionóntaí
- › Rannóga Díospóide/Clárúcháin (atreoruithe inmheánacha ón BTCP)

Tugadh córais nua TFC isteach go luath in 2011 chun comparáid a éascú idir bunachair sonraí le gníomhaireachtaí agus ranna eile stáit chun tiarnaí talún neamhchlárú a shainaithint ar mhaithe le cuspóirí comhlíonta. Anuas air sin, cabhraíonn bogearraí nua bainistíochta cásanna le cásanna atá á n-ionchúiseamh a bhainistiú.

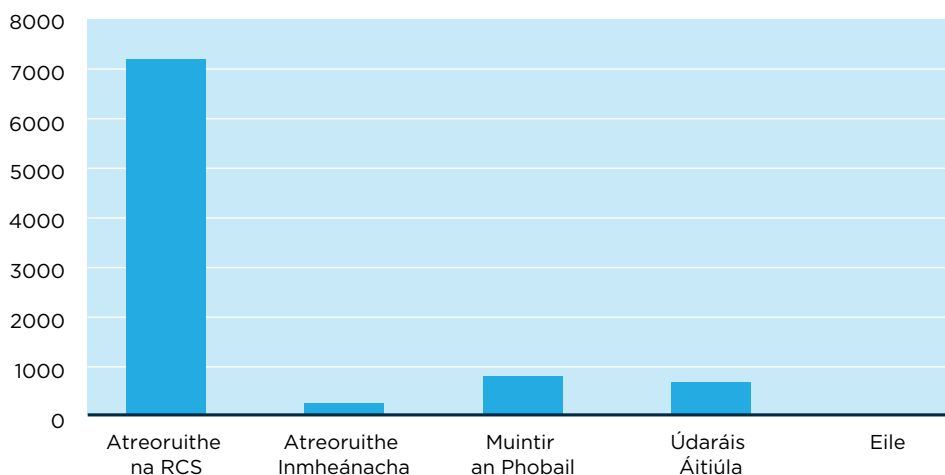
In 2013, le cabhair ón gcóras nua TFC agus leis an gcomhoibriú a fuair an BTCP ó chomhlachtaí eile na hearnála poiblí a bhí ní ba dlúithe ná riamh roimhe sin, rinne an BTCP an ghníomhaíocht i leith tiarnaí talún neamhchlárú a threisiú. Eisíodh 33,968 fógra forfheidhmithe/litir rabhaidh atur nae, ar an iomlán, do thiarnaí talún in 2013, ar féidir miondealú a dhéanamh orthu mar seo a leanas::

- › 24,646 Fógra um Fhaisnéis Ghinearálta a chur tiarnaí talún ar an eolas ar a ndualgas dlíthiúil chun clárú faoin Acht agus na pionóis a ghearrtar mar gheall ar neamhchomhlíonadh
- › 8,068 Fógra um Fhorfheidhmiú Oifigiúil faoi Alt 144 den Acht a chuir tiarnaí talún ar an eolas gurb é tuairim an Bhoird go bhfuil tionóntacht ann nó go raibh tionóntacht ann, agus go bhfuil sé de rún acu ionchúiseamh a dhéanamh mura gcláraítear an tionóntacht.
- › 1,079 litir rabhaidh ó atur nae
- › 175 Fógra d'Áititheoirí

Léirítear sa tábla agus sa chart a leanas an miondealú ar fhoinsé na 9,322 atreorú inar eisíodh fógraí oifigiúla forfheidhmithe, litreacha rabhaidh ó aturnaetha agus fógraí d'áititheoirí:

Atreoruithe na Roinne Coimirce Sóisialaí (RCS)	Atreoruithe Inmheánacha	Atreoruithe Seachtracha			Iomlán
		Muintir an Phobail	Údaráis Áitiúla	Eile	
7,399	302	885	682	54	9,322

Foinse an Atreoraithe chun Fógra/Litir a Eisiúint



Ba é toradh na gníomhaíochta gur seirbheáladh 50 Gairm na Cúirte Dúiche ar thiarnaí talún mar gheall gur theip orthu a dtionóntachtaí a chlárú leis an BTCP, in ainneoin go bhfuair siad líon fógraí reachtúla agus litreacha rabhaidh ó aturnaetha a d'iarr orthu amhlaidh a dhéanamh. Leagtar amach an miondealú ar thoradh na gcásanna seo sa tábla thíos.

Toradh Imeachtaí Cúirte

Achoimre ar Imeachtaí Díl 2013	
Gairmeacha Iomlána a Eisíodh	50
Iomlán na gCásanna a bhí á gcur san Áireamh	6
Iomlán na gcásanna a scriosadh amach	7*
Iomlán na gCiontuithe ar seasadh leo go fóill	34
Iomlán na gCásanna a cuireadh ar athló (ar feitheamh éisteachta/pianbhreithe)	3
Iomlán na nAchomharc nár éisteadh leo go fóill	0
Líon na dtiarnaí talún atá i gceist	22

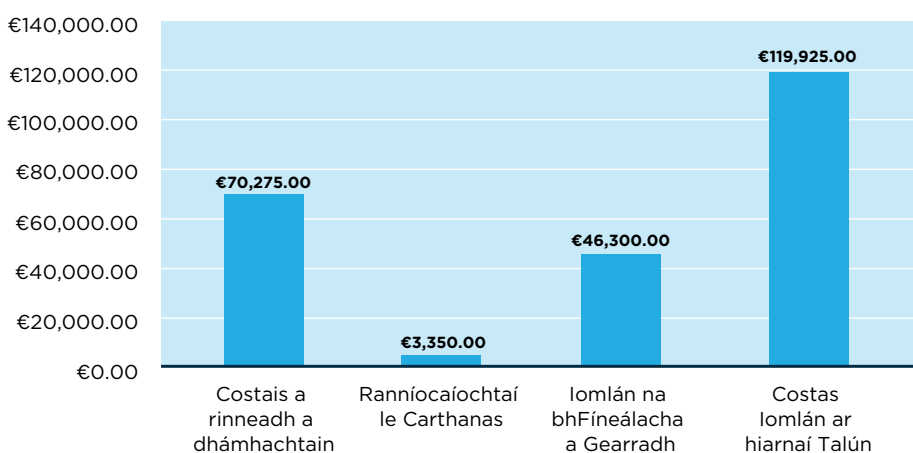
* Rinneadh trí chiontú a chur ar ceal ar achomharc dóibh agus cuirtear iad seo san áireamh san fhiigiúr cásanna a scriosadh amach

Tugtar sa tábla thíos miondealú breise ar an líon tiarnaí talún a ndearnadh a chiontú, an contae ina gcónaíonn siad agus na costais, fineálacha agus na ranníocaíochtaí carthanúla a thug na Cúirteanna dóibh.

Miondealú agus Costas Iomlán ar Thiarnaí Talún

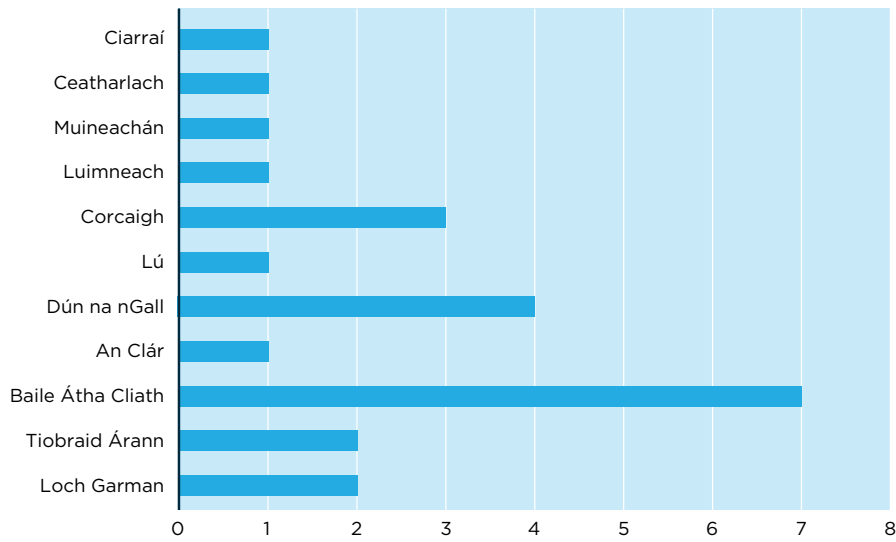
Achoimre ar Chiontuith	Líon na dTiarnaí Talún	Líon na gCiontuith Convictions	Costais	Fíneálacha
Loch Garman	2	2	€5,575.00	€6,000.00
Tiobraid Árann	2	7	€15,225.00	€15,000.00
Baile Átha Cliath	5	14	€8,750.00	€6,000.00
An Clár	1	2	€2,500.00	€300.00
Dún na nGall	4	4	€11,150.00	€11,000.00
Lú	1	1	€2,500.00	€500.00
Corcaigh	3	3	€7,500.00	€4,500.00
Luimneach	1	1	€2,500.00	€3,000.00
Iomlán	19	34	€55,700.00	€46,300.00
Ciontú ar bith ach rinneadh na costais a dhámhachtain	Líon na dTiarnaí Talún	Costais	Ranníocaíocht Charthanúil	
Muineachán	1	€1,000.00	€250.00	
Baile Átha Cliath	2	€8,500.00	€2,800.00	
Ceatharlach	1	€2,000.00	€300.00	
Ciarraí	1	€3,075.00		
Iomlán	5	€14,575.00	€3,350.00	

Léiríonn an chart thíos an costas iomlán ar thiarnaí talún agus miondealú ar an gcéanna.



Déantar gach iarracht lena chinntiú go ndíríonn gníomh forfheidhmithe ar thiarnaí talún i láithreacha éagsúla timpeall na tíre ar bhealach cóir. Léiríonn an chart thíos scaipeadh na ngairmeacha a eisíodh in 2013.

Gairmeacha a Eisíodh de réir Chontae Chónaithe an Tiarna Talún



Gníomhaíochtaí Réitigh Díospóidí in 2013

Seirbhísí Réitigh Díospóidí an BTCP 2013	Líon na nIarratasóirí	Líon na gcúiseanna a bhí le díospóidí
Iarratais ar Sheirbhísí Breithiúnais agus Idirghabhála	2,861	5,291
Iarratais ar Bhinsí	388	728 laistigh de na 278 binse a tionóladh
Líon na nglaoanna i dtaobh díospóidí a láimhseáladh	28,084	

Seirbhís Díospóide an BTCP a Ríomhairiú in 2013

Fuair an BTCP 2,861 iarratas ar Réiteach Díospóide in 2013. Ba í seo an chéad bhliain iomlán inar próiseáladh na hiarratais go léir ar dhíospóid tríd an gCóras Bainistíochta Tionóntachta (CBT).

Chuir an teicneolaíocht chomhtháite seo ar ár gcumas, den chéad uair, anailís iomlán a dhéanamh ar na catagóirí díospóide agus ar na cúiseanna go ndéanann páirtithe iarratas ar an mBord le haghaidh réiteach díospóide. As na 2,861 iarratas a fuarthas, bhí 5,291 cúis ann le díospóid, faoi mar a thug páirtithe an iarratasóra le fios, agus níor mhór gach ceann a láimhseáil tríd an bpróiseas réitigh díospóidí.

Rochtain a fháil ar an tSeirbhís Réitigh Díospóidí

Tagann an BTCP in ionad na gCúirteanna i gcás thromlach mór na ndíospóidí idir tiarnaí talún agus tionóntaí. Ar tháille mheasartha €25 nó €15 (má sheoltar isteach ar líne é), féadfaidh tionónta, tríú páirtí nó tiarna talún cláraithe iarratas a dhéanamh ar an mBord ar sheirbhísí breithiúnais nó idirghabhála. Bíonn Breithiúnais agus Idirghabhálacha ar bun i seacht láthair réigiúnacha ar fud an chontae.

Déanfar Ordú Cinnidh den BTCP a bheidh ina cheanglas de bhreithiúnas nó d'idirghabháil nach ndéantar a achomharc chuig an mBinse laistigh de 21 lá. Féadfaidh páirtithe forfheidhmiú an Ordaithe seo a iarraidh trí na Cúirteanna, i gcásanna neamhchomhlíonta. Is é beartas an BTCP torthaí Orduithe Cinnidh gach cáis a fhoilsiú; ach is í idirghabháil an eisceacht atá leis an riail seo, mar gheall go bhfuil toradh na hidirghabhála faoi rún.

Idirghabháil Gutháin

Go déanach in 2013, thug an BTCP seirbhís idirghabhála gutháin isteach ar bhonn piolótach sé mhí mar bhealach áisiúil chun dul i ngleic le díospóidí go mear agus go héifeachtach. Is í idirghabháil an modh is tapúla agus is éifeachtúla chun réiteach díospóide a dhéanamh in Éirinn. Sábhálann sí am, airgead agus cáil. Cur chuige neamsharaíochta í a léiríonn meas agus ina mbíonn bua ag gach taobh. Éiríonn go maith le hidirghabháil chun réitigh a bhaint amach ar féidir le gach páirtí comhaontú a dhéanamh orthu. Téitear i dteagmháil leis an dá thaobh ar bhonn aonair ar an nguthán agus, trí shraith glaonna, éascaíonn an t-idirghabhálaí na páirtithe chun réiteach comhaontaithe a bhaint amach laistigh de thréimhse ghearr ama. A bhuíochas leis an tseirbhís ghutháin, ní gá do pháirtí a dteach nó a n-oifig a fhágáil chun freastal ar éisteacht. Féadfaidh páirtithe a ndíospóid a réiteach le cabhair ó idirghabhálaí oilte, gan é a bheith riachtanach casadh nó labhairt leis an bpáirtí eile. Má thugann an dá pháirtí faoin bpróiseas, féadtar saincheisteanna a réiteach i líon seachtainí i gcomparáid le míonna, i gcás éisteachtaí breithiúnais. Tugann an BTCP tús áite d'idirghabháil, agus is modh mear agus éifeachtúil í do pháirtithe i gcás chun díospóid a réiteach. Sa chás nach féidir réiteach sásúil a bhaint amach, féadfaidh ceachtar páirtí achomharc a dhéanamh le Binse.

Is iad na sochair a bhaineann chuig hidirghabháil gutháin::

Luas – seachtainí i gcomparáid le míonna i gcás breithiúnais. Tugtar tús áite do chásanna agus é ina chuspóir comhaontú a bheith bainte amach laistigh de líon seachtainí. Is gnách go dtugtar faoin idirghabháil laistigh d'uair an chloig amháin.

Ráta ratha – 93% go dtí seo, nuair a thugann an dá pháirtí faoin bpróiseas.

Rialú– Bíonn smacht ag na páirtithe ar an bpróiseas i gcónaí agus baineann siad a gcomhaontú féin amach ar féidir leis an mbeirt acu comhaontú a dhéanamh air.

Áisiúlacht – Ní gá do cheachtar páirtí freastal ar éisteacht; taisteal chuig/ó láthair na héisteachta agus ní gá do cheachtar acu am a ghlacadh saor ón obair/coláiste. Déanfaidh an t-idirghabhálaí gutháin, sa chás gurb inchleachtaithe, oibriú de réir na fála a bhíonn ar na páirtithe.

Níos lú páipéarachais i gcomparáid leis an bhfianaise a sholáthraítear ag éisteachtaí breithiúnais.

Príobháideach agus faoi Rún – Bíonn an díospóid príobháideach i measc na bpáirtithe, ní fhoilseofar an tOrdú Cinnidh ar ár láithreán gréasáin, arb é seo an cleachtas i ngach éisteacht bhreithiúnais.

Tá téarmaí na gcomhaontú ina gceanglas dlíthiúil agus is féidir iad a fhorfheidhmiú.

Seirbhísí Díospóide a Sheachfhoinsiú in 2013

Choimisiúnaigh an BTCP staidéar neamhspleách ar sheachfhoinsiú i bhFeabhra 2011. Ba í príomhchonclúid na tuarascála nach bhféadfadh an BTCP feidhmiú leis an líon foirne de 33 a d'ordaigh an Chreatlach Rialaithe Fostaíochta (a rialaíonn an soláthar foirne i ngach limistéar den Earnáil Phoiblí), go háirithe nuair a chuirtear san áireamh an t-éileamh síormhéadaitheach ar sheirbhísí Díospóide, Binse agus Forfheidhmithe an BTCP, agus an leibhéal leanúnach d'idirghabháil a theastaíonn chun cabhrú le tiarnaí talún sa phróiseas clárúcháin. Bhí sé ina chonclúid ag an tuarascáil, d'fhonn go mbeidh an BTCP in ann a sainchúram a bhaint amach, ba dhealraitheach gurbh é seachfhoinsiú an t-aon rogha inmhharthana sna chéad bhlianta eile amach romhainn. Comhaontaíodh ar an gcur chuige seo leis an mBord.

I gcaitheamh 2012, tugadh faoin soláthar do sheachfhoinsiú faoin nós imeachta idirphlé iomaíoch, faoi mhaoirsiú Coiste Stiúrtha a cheap an Bord agus le cúnaimh ó Chomhairleoirí Soláthair Achilles. Bronnadh an conradh in Iúil 2012 ar SouthWestern, Cloich na Coillte, Contae Chorcaí.

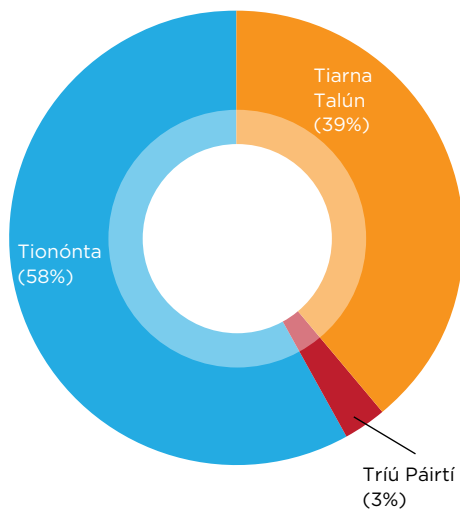
Cé gur cuireadh tús leis an obair roimhe sin san eagraíocht ar sheachfhoinsiú seirbhísí ionad glaonna, mar aon le seirbhísí bainistíochta cáipéisí in 2012, rinneadh breis dul chun cinn in 2013 nuair a tugadh isteach breis seirbhísí riaracháin a bhí á soláthar ag SouthWestern. Ba cheart a thabhairt faoi deara, áfach, go bhfuil croíghníomhaíochtaí réitigh díospóidí an BTCP in oifigí an BTCP go fóill, agus tabharfaidh foireann an BTCP fúthu siúd.

Na Príomhchatagóirí Díospóide in 2013

Faoi mar a luadh roimhe seo, fuarthas 2,861 iarratas ar réiteach díospóide in 2013, ina raibh 5,291 catagóir de dhíospóid ó pháirtithe iarratasóra. Ba í an phríomhchatagóir dhíospóide riaráistí cíosa (999 cás) agus coimeád earlaise (903 cás).

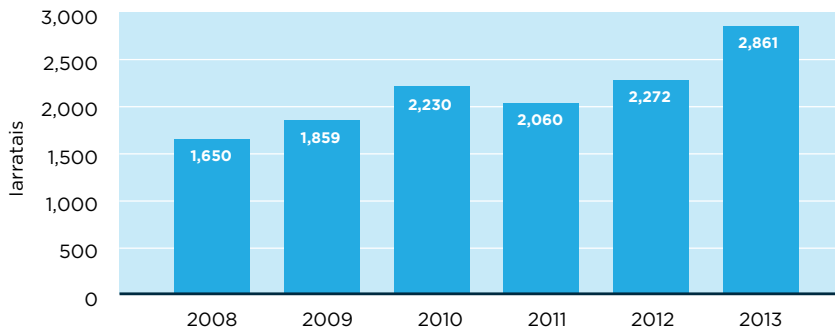
Saghas na Díospóide (Gach cás)	Líon
Coimeád éarlaise	903
Riaráistí cíosa	781
Riaráistí cíosa agus rósheilbh	218
Sárú ar dhualgais tiarna talún	548
Fógra neamhbhailí foirceanta	537
Sárú ar dhualgais tionónta	481
Caighdeán agus cothabháil na háite cónaithe	419
Rósheilbh	302
Eile	250
Foirceannadh neamhdhleathach tionóntachta (díshealbhú neamhdhleathach)	228
Damáiste a sháraíonn gnáthchaitheamh is cúiteamh	181
Sárú ar léas téarma sheasta	169
Iompar frithshóisialta	165
An cíos níos airde ná ráta an mhargaidh	109
	5,291

Cásanna de réir Páirtí Iarratasóra

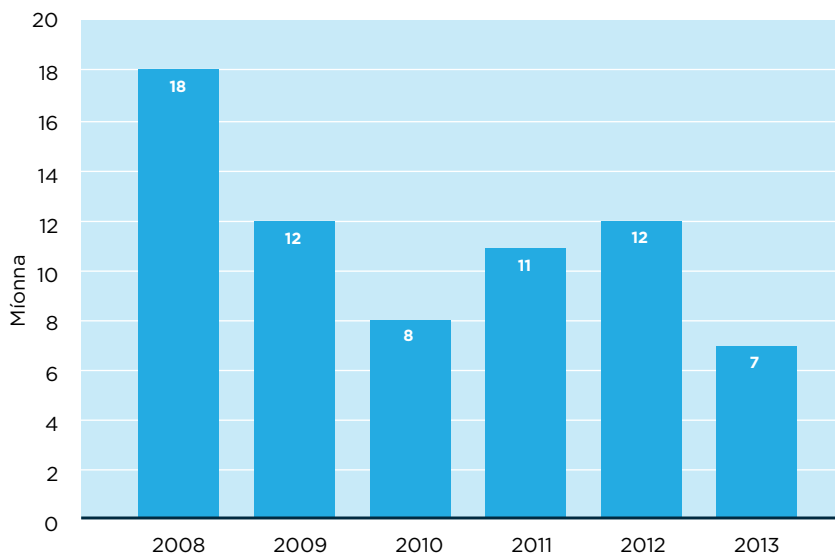


Rinne tiarnaí talún 1,103 iarratas ar Sheirbhísí Réitigh Díospóidí an BTCP in 2013, agus ghlac tionóntaí 1,671 cás agus ghlac tríú páirtithe 87 cás.

Iarratais Díospóide

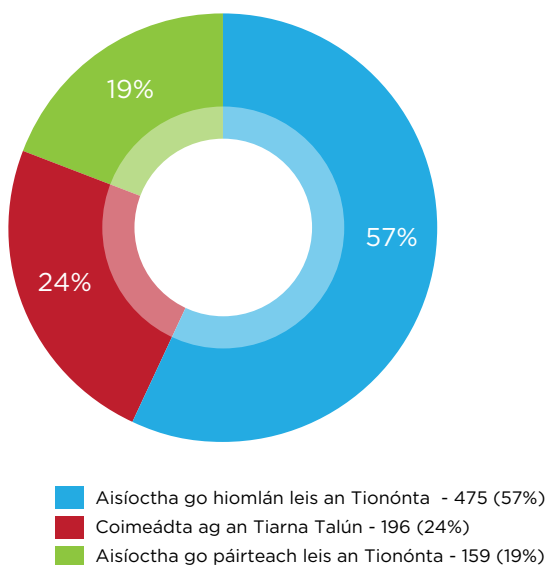


Amanna Próiseála



* Léiríonn an t-am próiseála le haghaidh 2013 an meánam a ghlac sé ó Iarratas Díospóide Cinntiúchán a bhaint amach laistigh den bhliain féilire

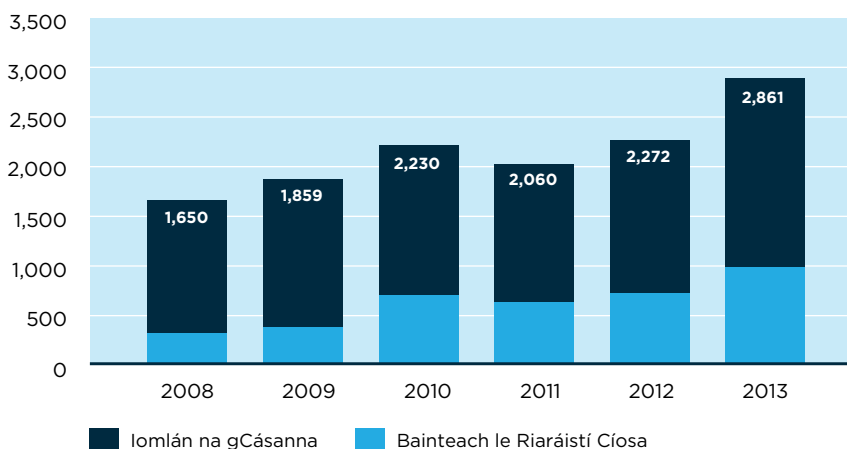
Éarlaisí a Choimeád



Léiríonn an chart, ar chlé, toradh na gcásanna coimeáda éarlaise ar éisteadh leo in 2013. Tá sé an-soiléir san Acht um Thionóntachtaí Cónaithe gur leis an tionónta an éarlais agus nach féidir í a choimeád (cibé acu go páirteach nó go hiomlán) ach sa chás go bhfuil riaráistí ciosa cruthaithe ag tionónta nó go bhfuil billí fónais le hóc, go ndearnadh díobháil a sháraíonn gnáthchaitheamh is cúiteamh nó gur sholáthair sé/sí fógra neamhleor, a raibh an tiarna talún thíos le caillteanas mar gheall air. Neartaigh an Bord an teachtaireacht seo mar chuid d'oiliúint leanúnach do bhreithneoirí, trí sheimineáir agus ábhar treorach araon a eisíodh le bliain anuas. Mar thoradh ar an treoir seo, sa chás go raibh an mhoill a bhí ar an éarlais a thabhairt ar ais ina údar míchaoithiúlachta agus cruatain, ar féidir seo a chruthú, tá méadú suntasach le sonrú ar dhamáistí a bronnadh i leith tiarnaí talún sa chatagóir seo díospóide.

Riaráistí Cíos

Riaráistí Cíos - Díospóidí Gaolmhara 2008-2013



Is é riaráiste cíos an chatagóir is coitianta de dhíospóid a dhéanann tiarna talún a atreorú chuig an BTCP. Luann an tAcht nach mór do thionónta a gcíos a íoc ina iomláine go tráthúil, gan aird ar cibé acu an bhfuil nó nach bhfuil díospóid leanúnach ar bun acu lena dtiarna talún. Sa chás go dteipeann ar thionónta an cíos a íoc tar éis na rabhaidh riachtanacha, féadfaidh tiarna talún fógra foirceanta a sheirbheáil orthu. Rinneadh 999 iarratas, ar an iomlán, a bhain le riaráistí cíos, a atreorú in 2013, agus b'ionann iad agus 35% den líon foriomlán iarratais díospóide a fuair an Bord. Faoi mar a thugtar le fios sa chairt thuas, tháinig méadú réidh ar iarratais riaráistí ó 2008 i leith, agus fuarthas 1,211 iarratas sa bhreis sa chatagóir i gcomparáid le figiúr 2008.

Thug an Bord méadú faoi deara ar an líon cásanna a cuireadh faoina mbráid in 2013, agus sháraigh riaráistí cíos dlínse an Bhoird faoi Alt 115 den Acht um Thionóntachtaí Cónaithe. Leagann Alt 115 teorainn ar dhlínse an Bhoird chun ach riaráistí cíos €20,000 a dhámhachtain, nó suim dhá oiread an chíosa bhliantúil, pé ceann is é an figiúr is airde a mhéid le €60,000. Leagann an méadú seo an bhéim ar a thábhachtaí atá sé do thiarnaí talún déileáil le ceisteanna riaráistí cíos nuair a thagann siad chun solais.

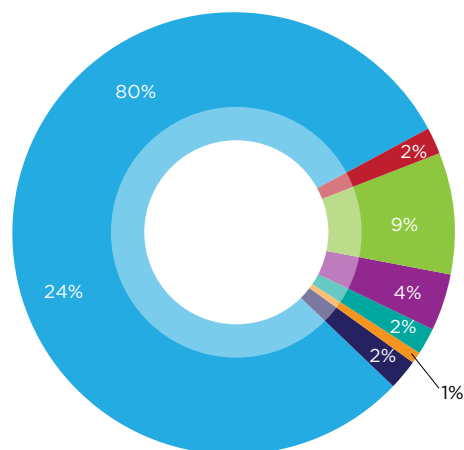
Foirceannadh neamhdhleathach tionóntachta (Díshealbhú Neamhdhleathach)

Meastar go bhfuil foirceannadh neamhdhleathach tionóntachta, nó díshealbhú neamhdhleathach, tar éis tarlú nuair a chuireann tiarna talún, trí fhórsa nó ar bhealach eile, cosc ar thionónta ó rochtain a

fháil ar an áit chónaithe ar cíos, nó má bhaineann sé/sí a g(h)iuirléidí ó áit chónaithe.

In 2013, sheas an BTCP le 65% de na gearáin i leith díshealbhú neamhdhleathach agus níor seasadh le 35% díobh. Rinneadh dámhachtainí in 2013 i dtaca le foirceannadh neamhdhleathach a mhéid leis an tsuim uasta a cheadaítear faoin Acht (€20,000).

Dámhachtainí ar Chásanna Foirceanta Neamhdhleathaigh



Íocaíochtaí le Breithneoirí/ Idirghabhálaithe in 2013

Ceapadh an painéal reatha breithneoirí agus idirghabhálaithe in 2011 trí iomaíocht oscailte a reáchtáil an tSeirbhís um Cheapacháin Phoiblí don BTCP agus ceaptar iad ar feadh tréimhse beagán de bhreis ar thrí bliana. Íocadh buntáille €660 sa lá le breithneoirí do thrí éisteacht, nó cúig mheasúnú páipéarbhunaithe go dtí an 1 Iúil 2013. Laghdaíodh seo, áfach, anuas chuig €616 sa lá tar éis an 1 Iúil 2013. Sannadh idirghabhálaithe gutháin do bheart cásanna as ar íocadh leo buntáille €616 le haghaidh gach trí chás a thugann faoin bpróiseas. Bítear ag súil leis go gcuirfidh idirghabhálaithe gutháin a dtuarascálacha isteach laistigh de dheich lá tar éis glacadh leis na cásanna.

Earcú an Phainéil Bhreithneoirí/ Idirghabhálaithe 2014-2018

Comhaltaí painéil iad Breithneoirí/Idirghabhálaithe a éistean le cásanna sa chéad ásc le haghaidh gach éisteacht díospóide an BTCP. Sealbhóirí neamhspleácha oifige iad Breithneoirí/Idirghabhálaithe a cheaptar trí iomaíocht oscailte do phainéal óna ndéantar éisteachtaí díospóide a leithdháileadh orthu. Reáchtáil an BTCP iomaíocht oscailte in 2010 agus cheap siad 40 comhalta painéil in 2011. D'éag an painéal seo i Márta agus Meitheamh 2014.

Rinne an BTCP fógraíocht d'iarthóirí chun poist a líonadh le haghaidh phainéal 2014-2018 ar láithreán gréasáin an BTCP agus san Irish Times Dé hAoine an 4 Deireadh Fómhair 2013. Fuair an tSeirbhís um Cheapacháin Phoiblí, a reáchtáil an chéad chéim den iomaíocht thar ceann an BTCP, 887 iarratas ar an ról. Is éard atá i gceist le gearrliostú chéim 1 ná scrúdú chun tástáil a dhéanamh ar iarthóirí ar a n-eolas ar an Acht um Thionóntachtaí Cónaithe, 2004. Thug 461 iarthóir ar an iomlán faoin scrúdú i bPáirc an Chrócaigh an 2 Samhain 2013. Tugadh cuireadh do na 60 iarthóir ab fharr san ord foriomlán tuilleamais ón scrúdú chun tabhairt faoi chéim 2.

Reáchtáil CPL Recruitment céim 2 den iomaíocht, thar ceann an BTCP. Tugadh cuireadh do sheasca iarthóir ó Chéim 1 chun páirt a ghlac in rólímirt agus i gcleachtadh agus dul faoi agallamh. Ag leanúint ón measúnú seo, ceapadh na 40 iarthóir a bhain na háiteanna ab airde amach leis na painéil i bhFeabhra 2014. Chuir na hiarthóirí seo tús le cásanna éisteachta i Márta 2014.

** Leagtar amach sa tábla (ar dheis) na táillí a íocadh in 2013. Tagraíonn na figiúirí do na hÍocaíochtaí iarbhir a rinneadh i rith 2013. Mar thoradh ar a gcineál, baineann roinnt de na hÍocaíochtaí seo le héisteachtaí ar freastalaíodh orthu in 2012. Ríomhtar an figiúr a áirítear i Nóta 4b ar leathanach 51 ar bhonn fabhrúithe le haghaidh gach éisteachtaí ar freastalaíodh orthu i rith 2013, gan aird ar cathain a rinneadh na hÍocaíochtaí.*

Íocaíochtaí le Breithneoirí/ Idirghabhálaithe in 2013 (Táillí ar obair dhíospóidí agus táillí oiliúna)

Comhalta Painéil	Iomlán (€)
Aisling Fair	14,476
Angela Becker	21,844
Barry McCormack	6,576
Brian Whelan	19,908
Catherine McGuigan	21,184
Cathy Hamilton	19,756
Ciaran Smith	21,184
Colm Keating	3,960
Corona Grennan	13,200
Cynthia Lennon	17,884
Dairine Mac Fadden	17,928
Daniela Bills Everett	13,024
David Duncan	25,816
Deirdre Bignell	24,704
Eoin Byrne	22,308
Frank Brady	24,572
Gerard Murphy	19,140
Healy Hynes	15,796
Helen Connaughton	8,072
Helen-Claire O'Hanlon	19,140
Jack Nicholas	13,396
James Egan	18,276
John Conran	21,228
John Keane	21,184
John Keaney	22,308
Kevin Baneham	24,848
Marissa O'Keeffe	8,116
Mervyn Hickey	6,136
Michelle Kellegher	3,960
Monica Brennan	22,460
Niall Farrell	2,640
Roderick Maguire	18,624
Sarah Brophy	22,460
Simon Noone	15,376
Suzy Quirke	20,656
Tracey McGee	13,352
IOMLÁN	605,492

Cásanna Díospóide a rinneadh a Achomharc le Binsí Tionóntachta in 2013

Is féidir le páirtithe i ndíospóid cinneadh Breithneora/Idirghabhálaí a achomharc chuig Binse Tionóntachta laistigh de 21 lá tar éis an dáta a fhaightear an cinneadh. Éisteann painéal de thriúr comhaltaí de Choiste Réitigh Díospóidí an Bhoird le binsí. Bíonn binsí níos foirmiúla ná na héisteachtaí breithiúnais/idirghabhála. Éisteachtaí poiblí iad. Tá ar na páirtithe dul faoi mhionn nó dearbhú, agus bíonn luathscríbhneoir i láthair chun an fhianaise a thugtar a chur i gcuntas. Chomh maith leis sin, bíonn torthaí éisteachtaí Binse poiblí. Foilsítear an tuarascáil agus an cinntiúchán araon ar láithreán gréasáin an BTCP (www.prtb.ie).

Fuair an BTCP 388 achomharc a ndearna an Bord breithniú orthu in 2013, as a ndearnadh 291 díobh a dheonú agus rinneadh 97 díobh a dhiúltú nó a aistarraingt. Dhiúltaigh an Bord achomhairc mar gheall go raibh siad ró-dhéanach nó nár seoladh an táille riachtanach ar aghaidh.

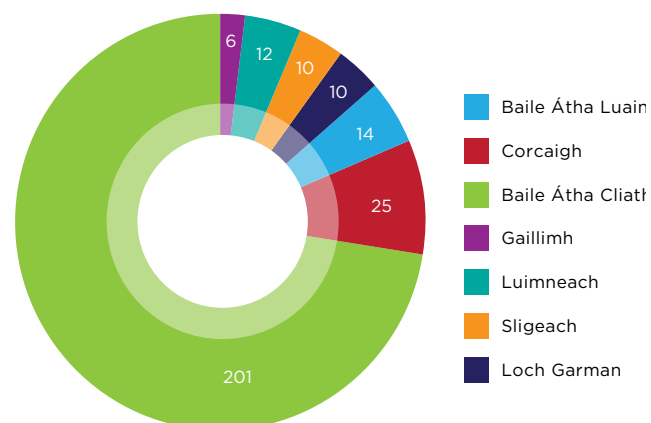
Tionóladh 278 Binse in 2013. Cuireadh 42 Binse sa bhreis air sin ar ceal roimh an éisteacht mar gheall gur aistarraing na hachomharcóirí a n-achomharc. Léirigh seo méadú 42% ar éisteachtaí Binse idir 2012 agus 2013. Bhí meántréimhse feithimh chúig mhí i gceist ón dáta a deonaíodh an t-achomharc go dtí gur eisíodh cinntiúchán in 2013.

Miondealú ar Chásanna Binse in 2013 de réir Pháirtí an Achomharcóra agus Láithreach

Bhí caoga faoin gcéad (139 cás) de na hachomhairc a chuaigh os comhair Binse Tionóntachta in 2013 ó thiarnaí talún, bhí 49% (136 cás) ó thionóntaí, agus bhí 1% (3 cás) ó thríú páirtí.

Tionóladh 72% de na Binsí i gceantar Bhaile Átha Cliath, agus baineann 28% leis an gcuid eile den tír.

Fíor 11. Láithreacha Éisteachta Binsí

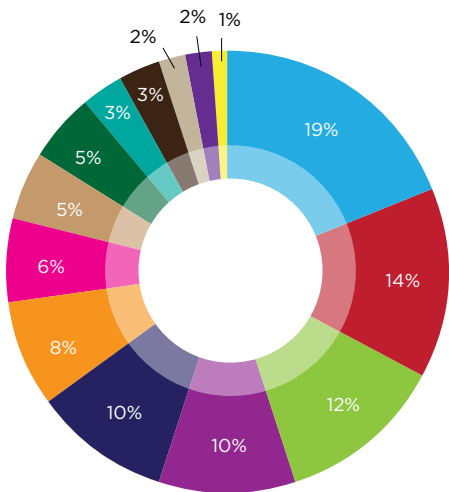


Cásanna Binse in 2013 – Catagóirí agus Torthaí

Léiríonn an chart thíos an miondealú ar Bhinsí a tionóladh de réir shaghas na díospóide. As na 278 Binse a tionóladh in 2013, luadh 728 saghas éagsúil díospóide mar an gcúis a bhí leis an achomharc, agus rinneadh cinntí maidir le 639 saghas éagsúil de dhíospóid. Ní dhearna na Binsí aon chinneadh maidir leis na 89 saghas eile díospóide.



Saghsanna Díospóide a ndearnadh Cinneadh orthu ag Éisteacht Binse in 2013



- Coimeád éarlaise, 118
- Riaráistí Cíosa, 92
- Sárú ar dhualgais tiarna talún, 78
- Fógra neamhbhailí foirceanta, 65
- Sárú ar dhualgais tionónta, 64
- Caighdeán agus cothabháil na háite cónaithe, 51
- Eile, 38
- Damáiste a sháraíonn ghnáthchaitheamh is cúiteamh, 30
- Foirceannadh neamhdhleathach tionóntachta (díshealbhú neamhdhleathach), 30
- Sárú ar léas téarma sheasta, 19
- Riaráistí cíosa agus rósheilbh, 18
- Iompar frithshóisialta, 14
- Rósheilbh, 13
- An cíos níos airde ná ráta an mhargaidh, 6

Amanna Próiseála Binse

Rinneadh 254 Ordú Cinnidh, ar an iomlán, in 2013 maidir le héisteachtaí Binse. B'ionann an meánam próiseála do na Binsí seo, ó éag na tréimhse achomhairc go dtí eisiúint an Ordaithe Cinnidh, agus 174 lá.

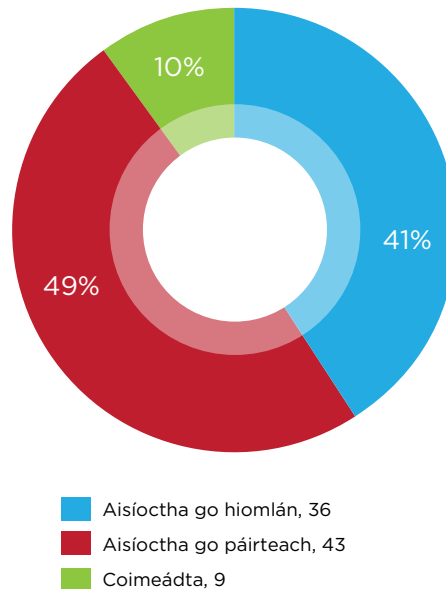
Cásanna Coimeáda Éarlaise a rinneadh a achomharc chuig Binse

Is soiléir ón gcairt seo, gurb é coimeád éarlaise an príomhshaghas díospóide a ndéanann Binse tionóntachta cinneadh air (sonraítear seo thíos), agus riaráistí cíosa, ina dhiaidh sin.

Tá díospóidí coimeáda éarlaise fós ar cheann de na catagóirí aonair is mó d'achomharc os comhair Binse tionóntachta. As na 118 cás inar luadh gurbh é coimeád éarlaise an chúis le díospóid, rinneadh

cinntí in 88 cás. I 90% de na Binsí, deimhníodh gur cheart don tiarna talún cuid den éarlais nó an éarlais iomlán a aisíoc lena dtionóntaí. In 10% de na cásanna coimeáda éarlaise lenar éist Binse, deimhníodh go gcoimeádfadh an tiarnaí talún an éarlais ina hiomláine. Teastaíonn ó thionóntaí go minic go dtabharfaí éarlaisí ar ais dóibh go pras chun tionóntacht eile a fháil, agus má theipeann ar thiarna talún éarlais a thabhairt ar ais gan mhoill, d'fhéadfadh míchaoithiúlacht agus cruatan airgeadais bheith mar thoradh air don tionónta. Ceadaíonn Alt 115 den Acht do chomhaltaí Binse damáistí a dhámhachtain i leith tiarna talún a choimeádann an éarlais gan údar.

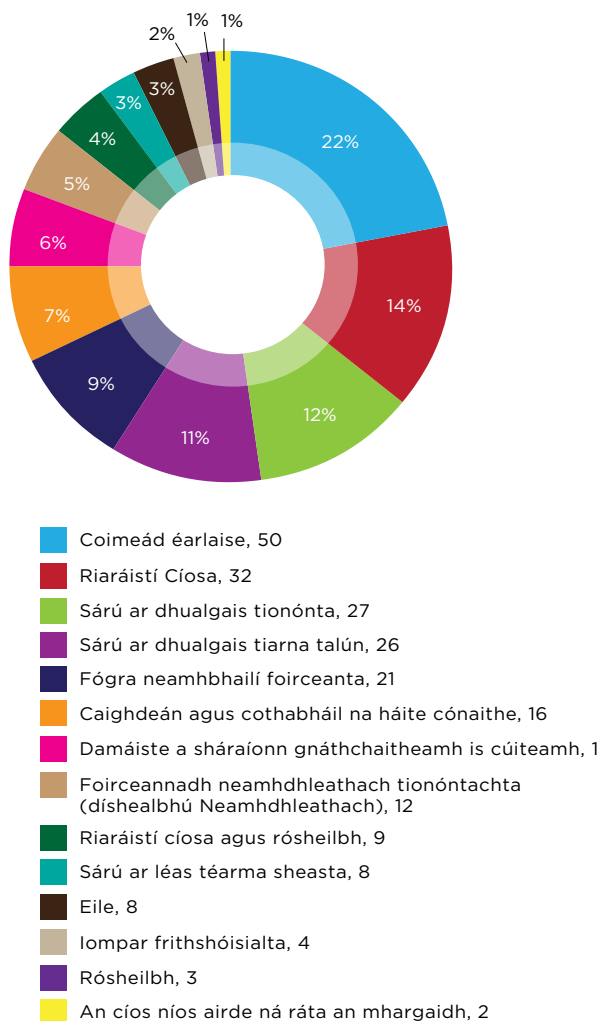
Fíor 13. Torthaí ar Choimeád Éarlaise - Éisteachtaí Binse in 2013



Damáistí Binse arna nDámhachtain

Rinneadh damáistí a dhámhachtain i leith páirtithe in achomharc in 36% de na cinní Binse a d'fhaomh an Bord in 2013. Féach thíos chun teacht ar mhiondealú ar dhamáistí a rinneadh a dhámhachtain de réir shaghas na díospóide i leith tiarnaí talún agus tionóntaí i mBinsí tionóntachta in 2013.

Cúiseanna le Dámhachtain Damáistí



Damáistí le haghaidh coimeád éarlaise agus sárú ar dhualgais tiarna talún

As na cinntí a rinneadh ag Binsí ar éisteadh leo i rith 2013, sa chás go ndearnadh damáistí a dhámhachtain, bhain 36% díobh le coimeád éarlaise nó díospóidí faoi riaráistí cíosa, agus ba í an chéad chatagóir eile ab airde ná 12% le haghaidh foirceannadh mídhleathach tionóntachta.

Íocaíochtaí Binsí in 2013

Comhalta an DRC	Cath.	Comhalta	Suim (€)
Anne Colley	6	29	18,288
Anne Leech	9	30	17,185
Bairbre Redmond	2	15	6,905
Catriona Walsh	1	1	1,195
Charles Corcoran	1	20	7,525
Ciara Doyle	6	26	16,865
Claire Millrine	6	27	14,606
Dervla Quinn	14	19	20,631
Eoin O'Sullivan	22	6	22,615
Finian Matthews	5	10	11,382
Fintan McNamara	5	27	16,905
Gene Feighery	11	7	15,207
Geraldine Feeney	2	17	10,270
Gus Cummins	0	2	1,265
Henry Murdoch	3	12	5,486
John FitzGerald	0	5	2,275
John Lynch	14	21	21,487
John Tiernan	24	3	24,865
Kieran Buckley	3	23	12,146
Liam Nolan	16	37	28,107
Louise Moloney	13	30	22,401
Mary Doyle	6	27	15,998
Mary Heaslip	8	20	14,696
Mary Morris	4	18	10,990
Maurice O'Donoghue	8	20	18,070
Michael Irvine	2	14	7,342
Nesta Kelly	12	38	24,706
Noel Merrick	8	4	5,585
Orla Coyne	8	8	11,755
Patricia Sheehy Skeffington	22	8	24,620
Thomas J Reilly	4	8	3,580
Tim Ryan	23	2	21,156
Tom Dunne	2	12	7,185
Vincent P. Martin	11	17	20,627
Olliomlán			483,921

* Leagtar amach sa tábla thuas na táill a íocadh in 2013. Tagraíonn na figiúirí do na híocaíochtaí iarbhír a rinneadh i rith 2013. Mar thoradh ar a gcineál, baineann roinnt de na híocaíochtaí seo le Binsí ar freastalaíodh orthu in 2012. Ríomhtar an figiúr a áirítear i Nóta 4b ar leathanach 51 ar bhonn fabhrúithe le haghaidh gach Binsí ar freastalaíodh orthu i rith 2013, gan aird ar cathain a rinneadh na híocaíochtaí.

Bronnann Alt 159 den Acht um Thionóntachtaí Cónaithe, 2004 an chumhacht ar Bhord an BTCP chun coiste réitigh díospóidí a bhunú, agus chun feidhmeanna a tharmligeán agus chun comhaltaí a cheapadh ar an gcoiste sin. Painéal atá sa Choiste Réitigh Díospóidí (CRD) den BTCP óna dtarraingítear comhaltaí na mBinsí tionóntachta ina mbíonn triúr daoine. Mar gheall nach féidir cinntí Binse a achomharc ach ar phointe dlí leis an Ard-Chúirt, tugann comhaltaí an DRC faoi fheidhm thábhachtach ghar-bhreithiúnach. Déanann an Binse, ar chríochnú éisteachta, cinneadh agus cuireann siad an Bord ar an eolas ar an gcinneadh, de bhun Alt 108(1) den Acht. Ina dhiaidh seo, déanann an Bord, i gcomhréir le hAlt 121 den Acht, Ordú Cinnidh a bhíonn ina cheanglas dlíthiúil, a eisítear, mar aon le tuarascáil an Bhinse, do na páirtithe atá i gceist; bhí 278 de na Binsí sin ar bun i rith 2013.

Earcú Chomhaltaí an Choiste Réitigh Díospóidí (CRD) in 2013

Déanann an Bord ceapacháin ar an CRD tar éis dul i gcomhairle leis an Aire i gcomhréir le hAlt 159(4) den Acht um Thionóntachtaí Cónaithe, 2004. Ina leith seo, chomhaontaigh Comhaltaí Boird an BTCP agus an tAire in 2013, go bhfoilseodh an BTCP na critéir ina leith a ndéantar gach ceapachán amach anseo leis an CRD agus tabharfar cuireadh poiblí d'iarraitais ar cheapachán ó dhaoine aonair a bhain na cáilíochtaí cuí amach. Chruthaigh an Bord fochoiste go déanach in 2013 chun comhaontú a dhéanamh ar an bhformáid le haghaidh iomaíochtaí amach anseo, mar gheall go mbeadh folúntais ann go luath in 2014 nuair a bheidh téarmaí roinnt comhaltaí den CRD le dul in éag. Cuireadh togra le haghaidh na n-iarthóirí oiriúnacha a roghnú i dtoll a chéile agus d'fhaomh agus Bord agus tAire é. Fógraíodh na poist go luath in 2014 agus, ag tráth foilsithe na tuarascála seo, tá an próiseas roghnúcháin ar siúl.



Forfheidhmiú Orduithe Cinnidh an BTCP

Forálann an tAcht um Thionóntachtaí Cónaithe, 2004 le haghaidh cumhacht lánroghnach a bhronnadh ar an BTCP chun dul i mbun forfheidhmithe sa chás go dteipeann ar pháirtí Ordú Cinnidh a chomhlíonadh. Féadfaidh an BTCP, nó an páirtí a ndéantar an tOrdú ina f(h)abhar, dul i mbun a bhforfheidhmithe féin, trí imeachtaí sibhialta agus/nó ionchúiseamh coiriúil. Trí dhul i mbun ceachtar de na roghanna seo, cruthaítear impleachtaí tromchúiseacha don pháirtí a dteipeann air/uirthi Ordú an BTCP a chomhlíonadh.

- › Téitear i mbun **Imeachtaí sibhialta** sa Chúirt Chuarda, i gcomhréir le hAlt 124 d'Acht 2004. Forfheidhmíonn na himeachtaí siúd téarmaí an Ordaithe Cinnidh. Mar gheall go ndéileálann na téarmaí go príomha le riaráistí cíosa, coimeád éarlaise nó seilbh fholamh, is iad imeachtaí sibhialta, den chuid is mó, an saghas forfheidhmithe a dtéitear ina mbun. Féadfaidh an BTCP, nó páirtí a ainmnítear ar Ordú Cinnidh, tús a chur le himeachtaí sibhialta. I dtromlach mór na gcásanna a dtéann an BTCP ina mbun, déanann an Chúirt a gcostais a bhronnadh ar an BTCP. Cláraítear Orduithe Cúirte a fuarthas, agus nár comhlíonadh, mar fhiachas breithiúnais i leith an pháirtí neamhchomhlíontaigh; is féidir leis an mbreithiúnas seo tionchar diúltach a imirt ar rátáil chreidmheasa an duine sin amach anseo.
- › Féadfaidh an BTCP nó an páirtí a ndéantar an tOrdú ina f(h)abhar tús a chur le **hIonchúisimh choiriúla**, i gcomhréir le hAlt 126 d'Acht 2004. Déantar ionchúisimh sa Chúirt Dúiche. Cé nach soláthróidh ionchúiseamh faoiseamh maidir le téarmaí an Ordaithe, bíonn na hiarmhairtí ar dhuine a ndéantar ciontú coiriúil ina leith an-tromchúiseach.

Iarratais ar Fhorfheidhmiú

Iarratais ar Fhorfheidhmiú Orduithe Cinntiúcháin

2008	2009	2010	2011	2012	2013
100	307	577	589	346	405

Níl aon dualgas ar an BTCP chun a nOrduithe a fhorfheidhmiú. Faoin Acht, cumhacht lánroghnach is ea forfheidhmiú, agus feidhmíonn an BTCP a gcumhacht agus cúinsí gach cáis á gcur san áireamh, agus i gcomhthéacs an cháis airgeadais níos dúshlánaí inar gá don BTCP, macasamhail go leor comhlachtaí eile den Earnáil Phoiblí, oibriú anois. Gníomhaireacht féinmhaoinithe iad an BTCP agus ní mór dóibh oibriú laistigh dá mbuiséad. Amhail is féidir a fheiceáil ón tábla deiridh, leanann an líon iarratas a fuair an BTCP chun Orduithe a fhorfheidhmiú le hardleibhéal a bhaint amach. Agus aird ar an éileamh ar fhorfheidhmiú, níl sé inmharthana don BTCP, mar chomhlacht féinmhaoinithe a bhraitheann go hiomlán ar tháillí clárúcháin chun a n-oibríochtaí uile a chistiú, chun tús a chur le himeachtaí ar gach iarratas. Mar gheall gur bunaíodh an Bord chun cásanna a ghlacadh amach as na Cúirteanna, tugann siad faoi fhorfheidhmiú a bhaint amach i dtosach báire ar bhealach neamhbhreithiúnach.

Déanann an Bord cinntí ar cibé acu an leanfaidh nó nach leanfaidh siad forfheidhmiú dlíthiúil ar bhonn cás ar chás, agus an rath dóchúil a bheidh ar thoradh fabhrach a bhaint amach don iarratasóir á chur san áireamh; is ionann toradh fabhrach agus é sin ina n-íoctar amach airgead nach bhfuil íoctha go fóill, nó inar féidir seilbh fholamh a fháil. Is iad na critéir a ndéanann na comhaltaí Boird tagairt dóibh nuair a bhíonn an cinneadh sin á dhéanamh:

- › Saghas na díospóide,
- › Stair chomhlíonadh na reachtaíochta tiarna talún/tionónta,
- › Treise theicniúil an cháis,
- › Cén teagmháil/céimeanna atá déanta, más ann dóibh, ag an duine a bhfuil comhlíonadh á lorg aige/aici leis an bpáirtí neamhchomhlíontach chun comhlíonadh an Ordaithe a bhaint amach,
- › Ionadaíocht reatha a rinne an BTCP don pháirtí neamhchomhlíontach agus an fhaisnéis ábhartha a fuarthas,
- › Leathadh tíreolaíoch,
- › Cúinsí ar leith an cháis.

Mar gheall ar an gcostas a bheadh ar gach iarratas a ghlacadh chun na Cúirte, bheadh orthu go leor cistiú den Stáitchiste a lorg nó bheadh orthu na táillí a mhéadú. Níl ceachtar díobh seo ina rogha inmharthana.

Ábhar an-tromchúiseach don BTCP í saincheist neamhchomhlíonadh Orduithe Cinnidh agus, i rith 2013 amháin, rinne siad 394 cás a atreorú chuig a gcomhairleoirí dlí, Eversheds, le haghaidh imeachtaí forfheidhmithe. Tá céimeanna éagsúla bainte amach ag go leor de na cásanna seo sa phróiseas agus rinneadh breithiúnais a chlárú agus/nó baineadh socraíochtaí amach iontu.

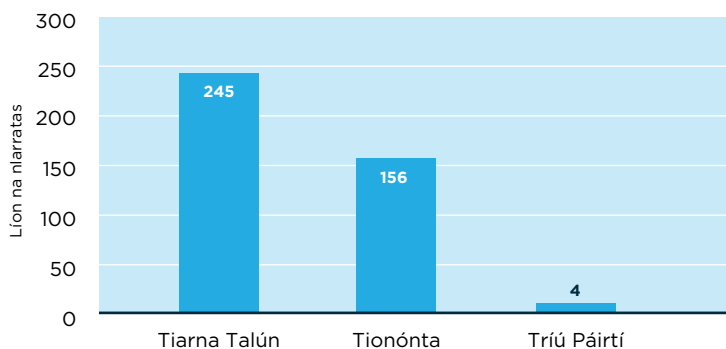
Féadfaidh imeachtaí dlí a bheith fadálach agus costasach ach, go dtí seo, bhí an rath geal ar an BTCP le hOrduithe Breithiúnais a fháil ina gcuid imeachtaí. Is gá do na páirtithe a dhéanamh iarratas a bheith réalaíoch i gcásanna ina bhfuil na páirtithe, atá thíos le deacrachtaí suntasacha airgeadais roimh éisteacht na Cúirte le riaráistí morgáiste, billí fóntais nó cárta creidmheasa gan íoc, agus go simplí, nach féidir leo an fiachas a íoc amach. Faoi na cúinsí sin, clárófar an breithiúnas mar fhiachas i leith an pháirtí sin. In go leor cásanna, sa chás go mbíonn páirtithe thíos le deacrachtaí airgeadais, is í an rogha is fearr do na páirtithe comhaontú a dhéanamh chun an fiachas a íoc amach trí sceideal íocaíochtaí.

Iarratais Nua ar Fhorfheidhmiú a Fuarthas in 2013

Fuarthas 405 iarratas ar fhorfheidhmiú in 2013, ar an iomlán.

Iomlán na nIarratas ar Fhorfheidhmiú a Fuarthas in 2013 (Miondealú de réir an Pháirtí a Lorgaíonn Comhlíonadh)

Rinne an líon iarratas a fuarthas ó thiarnaí talún – 245 iarratas (60%), iad siúd a fuarthas ó thionóntaí a shárú go mór – 156 (39%). Léiríonn seo an treocht, a shonraítear in iarratais díospóide a fuarthas, de riaráiste cíosa bheith mar shaincheist thromchúiseach agus mhéadaitheach. Fuarthas



ceithre iarratas ó thríú páirtithe (1%) a bhain le tiarnaí talún ar theip orthu dualgais tionónta a chur i bhfeidhm.

Obair Forfheidhmithe in 2013

Anuas ar na 405 iarratas nua ar fhorfheidhmiú a fuarthas in 2013, thug Aonad Forfheidhmithe an BTCP faoi obair, chomh maith, ar thart ar 750 cás a bhí fós ar siúl ag deireadh 2012, a bhain le hiarratais ar fhorfheidhmiú a fuarthas in 2010, 2011 agus 2012.

Rinneadh 394 comhad, ar an iomlán, a chur faoi bhráid ár gcomhairleoirí dlí in 2013, agus baineadh comhlíonadh nó socraíocht amach, tar éis idirghabháil tosaigh, ón Aonad Forfheidhmithe, a baineadh amach in go leor cásanna eile, gan atreorú le haghaidh imeachtaí dlí a bheith ag teastáil. Ag deireadh 2013, bhí obair ar bun ar 449 cás (bhain 328 díobh le hiarratais ar fhorfheidhmiú a fuarthas in 2013 agus bhain 121 le hiarratais ní ba shine).

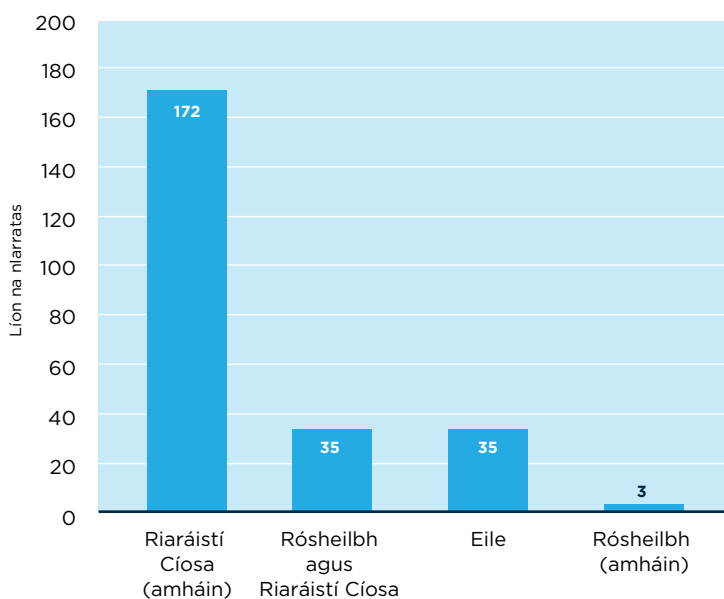
Anuas air sin, lean an BTCP le cúnaimh a sholáthar do pháirtithe i gcás a lorg chun cinntí an BTCP a chomhlíonadh, roimh agus i ndiaidh dáta eisiúna Ordú Cinnidh. D'éascaigh an tAonad Forfheidhmithe an tseirbhís seo trí íocaíochtaí socraíochta a chur ar aghaidh idir páirtithe, faoi chúinsí, mar shampla, nach raibh fáil ar fhaisnéis teagmhála do na páirtithe iad féin.

Phróiseáil an tAonad Forfheidhmithe 477 íocaíocht socraíochta in 2013 agus, i dtromlach na gcásanna, ní bhfuarthas aon iarratas gaolmhar ar fhorfheidhmiú.

Iarrtais ar Fhorfheidhmiú ó Thiarnaí Talún a Fuarthas in 2013 (Catagóirithe de réir shaghas na Díospóide)

Is léir ó na 245 iarratas ó thiarnaí talún gur bhain na príomhfhadhbanna a tugadh faoi deara le riaráistí cíosa. I measc na saincheisteanna eile, bhí damáiste a sháraigh gnáthchaitheamh agus cúiteamh; fógra foirceanta; sárú ar dhualgais tionónta; agus sárú ar léas téarma sheasta.

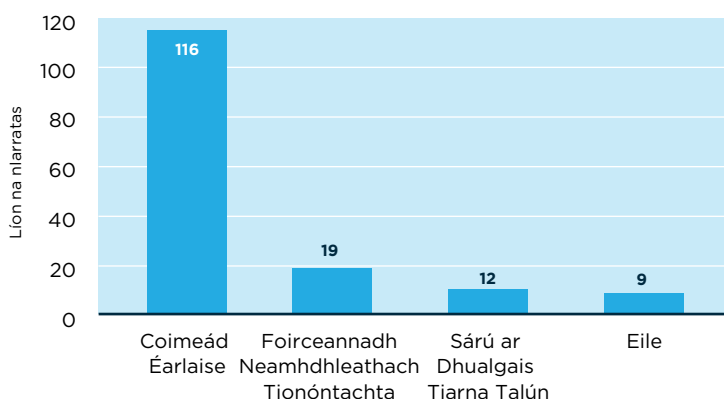
Iarratais ar Fhorfheidhmiú a Fuarthas ó Thiarnaí Talún in 2013



Iarratais ar Fhorfheidhmiú ó Thionóntaí a fuarthas in 2013 (Catagóirithe de réir Shaghas na Díospóide)

Ó na 156 iarratas a fuarthas ó thionóntaí, ba í an príomhdheacracht ná coimeád éarlaise.

Iarratais ar Fhorfheidhmiú a Fuarthas ó Thionóntaí in 2013



Torthaí Cúirte

Orduithe na Cúirte Cuarda a fuarthas i gcomhréir le hAlt 124 d'Acht 2004

2008	2009	2010	2011	2012	2013
5	13	13	42	91	140

Orduithe na Cúirte Dúiche a fuarthas i gcomhréir le hAlt 126 d'Acht 2004

2008	2009	2010	2011	2012	2013
22	27	3	12	4	0

Orduithe na Cúirte Dúiche (Ciontuithe Alt 126)

Níor chuir an BTCP tús le haon imeachtaí i gcomhréir le hAlt 126 d'Acht 2004 in 2013.

Orduithe na Cúirte Cuarda (Orduithe Alt 124 a Fuarthas)

I nach mór gach cás, bronnadh Ordú le haghaidh costas, a dhéanfaí a fhómhas d'éagmais comhaontaithe. Theastaigh seirbhís an tSirriam i naoi gcás chun seilbh fholamh a aisghabháil, agus d'fhág go leor daoine tar éis fógra a fháil gur fostaíodh an Sirriam.

Breithiúnais a Chlárú

Is é beartas an BTCP i ngach cás neamhchomhlíonta ná na breithiúnais a fuarthas a chlárú sa chás go dteipeann ar an bpáirtí an fiachas a ghlanadh. Féadtar an breithiúnais seo a fhoilsiú in irisí trádála agus is féidir leis seo tionchar an-tromchúiseach a imirt ar rátáil chreidmheasa duine. In 2013, i nach mór gach ceann de na 140 Ordú a fuarthas, cláraíodh na breithiúnais sin agus leantar le hiad a chlárú.

Socraíochtaí a baineadh amach tar éis atreorú chuig Comhairleoirí Dlí

Tar éis cásanna a chur faoi bhráid comhairleoirí dlí, baineadh comhlíonadh nó socraíocht amach in 26 cás gan é a bheith riachtanach imeachtaí iomlána dlí a leanúint.

An Straitéis Teicneolaíocht Faisnéise agus Cumarsáide

Ba é an príomhdhúla a caitheadh in 2013 le tionscnaimh TFC an BTCP próiseas leanúnach feabhais ar ár gcóras Bainistíochta Tionóntachta (CBT), go háirithe chun tacú le roinnt príomhsheirbhísí a sheachfhoinsíú chuig SouthWestern i gCloich na Coillte, Contae Chorcaí.

I rith na bliana, seoladh an chéad Innéacs Cíosa náisiúnta i gcomhar leis an ESRI. Baineadh tacair shonraí ghilna ónár gcóras CBT agus seoladh go slán iad chuig an ESRI le hanailís a dhéanamh orthu agus leis an innéacs a chur i dtoll a chéile. Cuireadh na tacair shonraí a d'eascair as seo ar fáil, i dtionscnamh comhsheirbhíse rialtais ar láithreán gréasáin an CSO. Ligeann naisc ó láithreán gréasáin an BTCP do chliant féachaint ar na meánchíosa ina láithreacha féin tíreolaíochta.

Ar a bharr sin, tugadh córais isteach chun físchomhdháil agus teicneolaíochtaí gaolmhara a chumasú d'fhonn tacú leis an ngá anois chun idirghníomhú le páirtithe leasmhara i láithreacha atá spréite i dtaobh cúrsaí tíreolaíochta de. Soláthraíodh idir-inoibritheacht leis na córais sa An Roinn Comhshaoil, Pobail agus Rialtais Áitiúil, agus gníomhaireachtaí eile, mar aon le ligean dúinn aon pháirtí a thabhairt isteach i gcomhdháil ach brabhsálaí gréasáin, ceamara gréasáin agus nasc guthán póca a bheith aige. D'éascaigh seo cruinnithe a chur ar siúl gan na rannpháirtithe a bheith i láthair go fisiciúil. Tugadh faoi uasghráduithe ar na háiseanna closamhairc, chomh maith, sa dá sheomra comhdhála againn, chun tacú leis seo.

Tugadh faoi thionscadal, ar aon dul lenár nósanna imeachta athshlánaithe ó thubaiste, chun ár mbonneagar cumhachta a uasghrádú inár bpríomhsheomra ríomhairí chun bheith in ann feidhmiú le linn cliseadh agus luainiú cumhachta nach mbíonn aon smacht againn orthu.

Uasghrádaíodh gach úsáideoir den BTCP chuig timpeallacht fhíoriúil deisce d'fhonn tacaíocht a éascú le tionscnaimh comhsheirbhísí rialtais, agus chun réiteach a dhéanamh do dheireadh saolrú ar na córais reatha oibriúcháin.

Bronnadh conradh le haghaidh cheadúnú Microsoft a sholáthar. Ligeann seo don PTRB, thar thréimhse trí bliana, chun na leaganacha éagsúla d'fheidhmchláir Microsoft a uasghrádú. Bainean rithábacht leis seo maidir lenár gcóras CBT a uasghrádú, atá bunaithe anois ar theicneolaíochtaí a tugadh isteach ag Microsoft in 2008.

Seoladh láithreán gréasáin nua an BTCP

Faoinár gcomhaontú le SouthWestern, rinneadh athbhrandáil iomlán ar phríomh láithreán gréasáin an BTCP ag www.BTCP.ie agus athsheoladh é ar an lá céanna leis an Innéacs Cíosa i mBealtaine 2013. Leagadh béim ar éascaíocht teacht ar shonraí agus ar cháipéisí cuí, agus amanna tapa lódála a chumasú ar bhrabhsálaithe gréasáin na n-úsáideoirí deiridh. Síneann an dearadh a soláthraíodh i dtráth chuig cúrsaí clárúcháin agus láimhseála díospóidí dár láithreach ar líne, i.e. tairseacha an BTCP ag [https:// portal.BTCP.ie](https://portal.BTCP.ie).

Bronnadh conradh ar Mazars i Meitheamh 2013 chun Straitéis nua TFC a réiteach. Soláthraíodh straitéis i Nollaig 2013, tar éis ionchur luachmhar a fháil ó pháirtithe leasmhara inmheánacha agus seachtracha, lena n-áirítear an Bord, an Coiste Stiúrtha TFC agus díoltóirí seachtracha. Tá an stoc reatha teicneolaíochta, ar a bhfuil an córas CBT bunaithe, ag dul in aois agus d'fhonn tacú le feidhmiúlacht nua, ar nós córas coimeáda éarlaise agus reachtaíocht nua (An Bille um Thionóntachtaí Cónaithe (Leasú) (Uimh. 2), 2012, teastaíonn straitéis nua.

Bhuaigh Vulcan Systems miontairiscint ónár gcreatlach soláthair chun forbairt iarratas agus seirbhísí cúntacha a sholáthar dár gcóras CBT. Is é cuid den tuiscint ar an gconradh go mbainfidh Vulcan an mhaoin intleachtúil go léir ón gcóras reatha CBT mar chuid de phróiseas uasghrádaithe.

Cuireadh tionscadal a chuir an BTCP i bhfeidhm, i gcomhar le Post.Trust (fochuideachta de An Post), chun cruthúnas leictreonach seachadta litreacha a sholáthar ar an ngearrliosta le haghaidh thionscadal TFC earnála poiblí na bliana i nGradaim Sármhaitheasa TFC 2013.

De réir na sonraí a d'fhíordheimhnikh Mazars i Nollaig 2013, is é aga fónaimh an chórais CBT 98.55%, atá os cionn an ghnáthleibhéil le haghaidh comhlachtaí seirbhíse poiblí.

Tá súil ag an BTCP bheith i dtús cadhnaíochta ghlacadh an chórais nua náisiúnta phostchód agus tá obair thosaigh ar bun ar an tionscnamh tábhachtach seo. Is í easpa cód uathúil áit chónaithe an fhoinsé d'iontrálacha dúbailte inár mbunachar sonraí clárúcháin, faoi mar atá an cás i measc go leor comhlachtaí den earnáil phoiblí agus phríobháideach. Beartaítear go mbeidh an córas náisiúnta nua postchóid beo i bhFeabhra 2015.

Soláthar agus Tairiscintí a lorgaíodh agus a Bronnadh

Dearbhaíonn an BTCP comhlíonadh na nósanna imeachta soláthair maidir le tairiscintí iomaíocha. Áirítear leis seo cloí leis na treoirlínte náisiúnta agus na Treoracha ábhartha AE, a bhfuil fórsa an dlí acu sa Stát seo. Is í tairiscint iomaíoch an gnáthnós imeachta a úsáideann an BTCP sa phróiseas soláthair. Bíonn aird mar is ceart ag gach tairiscint ar na tairseacha luacha chun rialacha soláthair a chur i bhfeidhm.

Féadfaidh duine ar bith ar mian leo a bheith fostaithe ag an mBord mar comhairleach nó comhairleoir fógra a thabhairt don Bhord i scríbhinn, agus áireofar le haon fhógra don chuspóir sin critéir cháilíochtaí agus thaithí an duine sin. Leanann an PTRB riachtanais soláthair phoiblí nuair a bhíonn tairiscintí nó cuótaí a lorg acu. Le linn 2013, d'fhaomh an Bord nó an Stiúrthóir líon conarthaí amhail a shonraítear thíos, tar éis tairiscintí cuí poiblí:

- › Seirbhísí Iniúchta Inmheánaigh a Sholáthar - Baker Tilly Ryan Glennon - *Márta 2013*
- › Seirbhísí Cúnaimh Fostaithe - Seirbhís Chúnaimh Fostaithe VHI - *Márta 2013*
- › Seirbhísí CP le haghaidh an BTCP - MKC Communications - *Aibreán 2013*
- › Físteilgean Láithreán Gréasáin an BTCP - One Productions - *Lúnasa 2013*
- › Forbairt an Chórais CBT agus Seirbhísí Tacaíochta agus Cothabhála - Vulcan Solutions - *Lúnasa 2013*
- › Seirbhísí earcaíochta chun Breithneoirí/ Idirghabhálaithe a cheapadh - CPL - *Samhain 2013*
- › Straitéis Feabhsaithe Próiseas Gnó - Mazars - *Samhain 2013*



Tuarascáil agus Ráitis Airgeadais
don bhliain dar críoch
an 31 Nollaig 2013

Faoi réir Iniúchadh an Ard-
Reachtair Cuntas agus Ciste

Faisnéis

Comhaltaí an Bhoird um Thionóntachtaí Cónaithe Príobháideacha - 2013

Catriona Walsh*	Aturnae (Cathaoirleach)
Orla Coyne	Aturnae (Cathaoirleach)
Paula O'Reilly	Státseirbhíseach, an Roinn Comhshaoil, Pobail agus Rialtais Áitiúil
Gene Feighery	Comhshaolaí
Vincent P. Martin	Abhcóide sa dlí
An Dr Eoin O'Sullivan	Léachtóir i gColáiste na Tríonóide, Baile Átha Cliath
John Tiernan	Iar-Bhainisteoir Contae
Conn Murray	Bainisteoir Contae
Joseph Meehan	Státseirbhíseach, an Roinn Coimirce Sóisialaí
Tim Ryan	Comhairleach CP
Tricia Sheehy Skeffington	Abhcóide
An tUasal Rhonda Donaghy*	Oifigeach Ceardchumainn
An tUasal FitzGerald*	Gairmí Réadmhaoine
An tUasal Noel Merrick*	Gairmí Réadmhaoine
An tUasal Paul Flood*	Bainisteoir Eastát, Feidhmeannacht na Seirbhíse Sláinte
An tUasal Gareth Robinson*	Comhalta Boird
An tUasal Noel Conroy*	Iar-Choimisinéir an Gharda Síochána
An tUasal Kathleen McKillion*	Ceann Forbartha, Comhairle um Thithíocht Shóisialta na hÉireann

* *Comhaltaí nua a ceapadh in 2013*

Comhaltaí Boird a d'éirigh as in 2013

An tUasal Conn Murray (an 7 Lúnasa August 2013)

Comhaltaí Boird ar tháinig deireadh lena dtéarmaí oifige in 2012/2013

31/12/2012: An tUasal Thomas J Reilly agus an tUasal Finian Matthews.

31/03/2013: An tUasal Orla Coyne (Cathaoirleach), an tUasal Gene Feighery agus an Uasal Vincent P. Martin.

30/09/2013: An tOllamh Eoin O'Sullivan agus an tUasal John Tiernan

Faoi réir Iniúchadh an Ard- Reachtaire Cuntas agus Ciste

Tuarascáil an Ard-Reachtair Cuntas agus Ciste

Faoi réir Iniúchadh an Ard-
Reachtair Cuntas agus Ciste

Tuarascáil an Ard-Reachtair Cuntas agus Ciste

Faoi réir Iniúchadh an Ard-
Reachtair Cuntas agus Ciste

An Ráiteas ar Fhreagrachtaí

Ceanglaíonn Alt 178 den Acht um Thionóntachtaí Cónaithe Príobháideacha, 2004 ar an Stiúrthóir na Ráitis Airgeadais a réiteach i cibé foirm a shonróidh an tAire Comhshaoil, Pobail agus Rialtais Áitiúil agus i gcomhréir leis na prionsabail chuntasaíochta a bhfuil glacadh ginearálta leo. Ní mór don Bhord na Ráitis Airgeadais a fhaomhadh.

Agus na ráitis airgeadais seo á n-ullmhú, ceanglaítear ar an Stiúrthóir agus ar an mBord:

- › Beartais chuntasaíochta a roghnú agus iad a chur i bhfeidhm go comhsheasmhach ina dhiaidh sin;
- › Breithiúnais agus meastacháin a dhéanamh atá réasúnta agus stuama;
- › A lua cibé acu ar leanadh nó nár leanadh caighdeáin infheidhme chuntasaíochta, faoi réir aon imeachtaí ábhartha a nochtar agus a mhínítear sna ráitis airgeadais;
- › Na ráitis airgeadais a ullmhú ar bhunús an ghnóthais leantaigh mura bhfuil sé mí-oiriúnach glacadh leis go leanfaidh an Bord ar aghaidh ag feidhmiú.

Tá an Stiúrthóir, faoi threoir an Bhoird, freagrach as leabhair chuntais chearta a choimeád a nochtann le cruinneas réasúnta ag aon tráth staid airgeadais an Bhoird agus a chuireann ar a chumas cinntiú go gcomhlíonann na ráitis airgeadais alt 178 den Acht. Tá an Bord freagrach as cinntiú go ndéantar gnó an Bhoird ar bhealach ceart agus rialta agus as na sócmhainní go léir atá faoi smacht oibriúcháin aige a chosaint agus mar sin céimeanna réasúnta a ghlacadh chun calaois agus neamhrialtachtaí eile a chosc agus a bhrath.

Stiúrthóir

Cathaoirleach

Faoi réir Iniúchadh an Ard-Reachtaire Cuntas agus Ciste

An Ráiteas ar Rialú Inmheánach Airgeadais

Freagracht as an gcóras Rialaithe Inmheánaigh Airgeadais

Ar son ball an Bhoird um Thionóntachtaí Cónaithe Príobháideacha, admhaim go bhfuilimid freagrach as a chinntiú go gcoimeádtar agus go n-oibrítear córas éifeachtach um rialú inmheánach airgeadais.

Ní fhéadann an córas ach dearbhú réasúnta, nach dearbhú iomlán é, a sholáthar go ndéantar na sócmhainní a chosaint, go ndéantar idirbhearta a údarú agus a thaifeadadh i gceart, agus go ndéantar earráid ábhartha nó mírialtachtaí eile a chosc nó go mbraithfí iad i dtréimhse thráthúil. Féachann an Bord agus a Choiste Iniúchta ar na ceanglais atá sa Chód Cleachtas ar Rialú Comhlachtaí Stáit, i measc nithe eile, agus iad ag féachaint ar chríochnúlacht an rialaithe inmheánaigh airgeadais.

Príomhnósanna imeachta rialaithe

Tá céimeanna glactha ag an mBord um Thionóntachtaí Cónaithe Príobháideacha chun timpeallacht oiriúnach rialaithe a chinntiú ar na bealaí seo a leanas:

- › a chinntiú go gcomhlíonann an Bord a chuid oibleagáidí Airgeadais faoin Acht;
- › a chinntiú go dtugtar cuntas ceart maidir le sócmhainní agus dliteanais an Bhoird;
- › cúraimí bainistíochta a shainmhíniú go soiléir;
- › nósanna imeachta foirmiúla a bhunú chun mainneachtana móra maidir le rialú a thuairisciú agus gníomh ceartúcháin ceart a chinntiú;
- › fochoistí oiriúnacha den Bhord a bhunú chun díriú níos mó ar réimsí sonracha.

D'aontaigh baill an Bhoird go bhfuil Stiúrthóir agus baill foirne an Bhoird (faoi réir ag a dtarligean ag an Stiúrthóir) freagrach as cúrsaí oibriúcháin.

Faoi réir Iniúchadh an Ard- Reachtair Cuntas agus Ciste

An Ráiteas ar Rialú Inmheánach Airgeadais

Tá an córas rialaithe inmheánaigh airgeadais laistigh den Bhord um Thionóntachtaí Cónaithe Príobháideacha bunaithe ar chreat d'eolas bainistíochta míosúil, nósanna imeachta riaracháin (lena n-áirítear dualgais agus teorainneacha údaraithe a leithscaradh), agus córas tarmligin agus cuntasachta. Go háirithe san áireamh tá:

- › córas cuimsitheach buiséadta le buiséad bliantúil, a dhéantar a athbhreithniú agus a aontú leis an bhFeidhmeannas agus leis an mBord;
- › athbhreithniú rialta ag an bhFeidhmeannas agus ag an mBord ar thuarascálacha tréimhsiúla agus bliantúla a shonraíonn feidhmíocht airgeadais de réir spriocanna;
- › treoirlínte soiléire ar sholáthar, tairiscint agus infheistíocht chaipitil.

Faigheann monatóireacht agus athbhreithniú an Bhoird ar an gcóras um rialú inmheánach airgeadais treoir ón gCoiste Iniúchta, foireann bhainistíochta na Feidhmeannachta, atá freagrach as an gcreat rialaithe airgeadais a fhorbairt agus a choimeád, agus tráchta a dhéanann an tArd-Reachtaire Cuntas agus Ciste ina litir bhainistíochta nó i dtuarascálacha eile.

Tá an Bord tar éis leanúint lena chuid oibre chun fairsinge agus dóchúlacht riosca gnó in 2011 a fháil amach, agus leanfar leis an obair seo in 2014.

Athbhreithniú Bliantúil ar Rialuithe

Dearbhaím go ndearna an Bord athbhreithniú ar éifeachtúlacht na rialuithe inmheánacha don bhliain dar críoch 31 Nollaig 2013.

Cathaoirleach

Faoi réir Iniúchadh an Ard-Reachtaire Cuntas agus Ciste

An Ráiteas ar Bheartais Chuntasaíochta

Seo a leanas na beartais chuntasaíochta shuntasacha ar glacadh leo sna ráitis airgeadais seo:

1. Ginearálta

Is iad feidhmeanna ginearálta an Bhoird ná:

- › córas clárúcháin náisiúnta a fheidhmiú le haghaidh gach tionóntachta cónaithe príobháidí a thagann faoi shainchuspóir an Achta um Thionóntachtaí Cónaithe Príobháideacha 2004;
- › seirbhís um réiteach díospóide a oibriú agus;
- › eolas a sholáthar, taighde a dhéanamh agus a comhairle beartais a sholáthar don Aire maidir le tithíocht ar cíós san earnáil phríobháideach; agus
- › tacaíocht riaracháin agus rúnaíochta a sholáthar do na Binsí (tá na costais ghaolmhara áirithe i gcostais riaracháin).

2. Bonn na Cuntasaíochta

Ullmhaíodh na ráitis airgeadais faoin mbonn fabhrúithe cuntasaíochta de réir na bprionsabal cuntasaíochta a nglactar leo i gcoitinne agus faoi choinbhinsiún an chostais stairiúil. Tá na ráitis leagtha amach i bhfoirm a d'fhaomh an tAire Comhshaoil, Pobail agus Rialtais Áitiúil. Tá na cuntais sonraithe in euro.

3. Ioncam

Cistiú Stáit

Léiríonn maoiniú Stáit airgead tirim a fuarthas sa bhliain ón Roinn Comhshaoil, Pobail agus Rialtais Áitiúil.

Táillí Clárúcháin agus Díospóide

Aithnítear táillí i dtaobh clárúcháin agus díospóidí nuair a fhaightear iarratas..

Ioncam Eile

Seasann ioncam eile d'ús a d'fhabhraigh ar nótaí státchiste a bhí á gcoimeád le Gníomhaireacht Bainistíochta an Chisteáin Náisiúnta agus éarlaisí a bhí á gcoimeád ag institiúidí airgeadais eile, agus aon chostais dlí a gnóthaíodh i gcaitheamh na bliana.

Faoi réir Iniúchadh an Ard- Reachtaire Cuntas agus Ciste

4. Sócmhainní Seasta Inláimhsithe

Luaitear sócmhainní seasta inláimhsithe ar chostas lúide dímheas carnach.

Soláthraítear dímheas ar bhonn líne dírí ag rátaí a mheastar a dhéanfaidh costas na sócmhainní a dhíscríobh thar a saol úsáideach measta mar seo a leanas:

Feabhsúcháin Léasachta	5%	Líne Dhíreach
Daingneáin agus Feistis	10%	Líne Dhíreach
Trealamh Oifige	20%	Líne Dhíreach
Trealamh ríomhaire agus forbairt bogearraí	20%	Líne Dhíreach

5. Airgeadraí Coigríche

Aistrítear airgeadraí atá ainmnithe in airgeadraí eachtracha go euro ag an ráta malairte a bhí i bhfeidhm nuair a rinneadh an t-idirbheart. Déantar aon difríocht a éiríonn as an aistriúchán idir dátaí idirbhearta agus dátaí íocaíochta a mhuirearú don chuntas Ioncaim agus Caiteachais.

6. An Cuntas Caipitil

Léiríonn an Cuntas Caipitiúil luach an ioncaim neamhamúchta a úsáideadh chun sócmhainní seasta a mhaoiniú.

7. Pinsin Foirne

Oibríonn an Bord um Thionóntachtaí Cónaithe Príobháideacha (BTCP) scéim pinsean sochair shainithe a mhaoinítear go bliantúil ar bhonn íoctar mar a úsáidtear ó airgead atá ar fáil dó. Thug Ionstraim Reachtúil (I.R. Uimh. 625 de 2011) éifeacht do Scéim Aoisliúntais an BTCP agus cheadaigh an tAire Comhshaoil, Pobail agus Rialtais Áitiúil é le toiliú an Aire Caiteachais Phoiblí agus Athchóirithe i mí na Samhna 2011 (ag tosú le héifeacht ón 1 Meán Fómhair 2004).

Léiríonn costais pinsean na sochair pinsean arna dtuilleamh ag fostaithe sa tréimhse agus taispeántar iad glan ó ranníocaíochtaí pinsean foirne a láimhseáiltear mar chinn iníoctha leis an Roinn Comhshaoil, Pobail agus Rialtais Áitiúil. Aithnítear suim atá comhfhreagrach don táille pinsean mar ioncam chomh fada is atá sé in-aisghabhála, agus déantar é a fhritháireamh nuair is gá, le deontais a fhaightear sa bhliain chun íocaíochtaí pinsean a chomhlíonadh.

Léirítear gnóthachain nó cailteanais achtúireacha a eascraíonn as dliteanais scéime i Ráiteas na nGnóthachan agus na gCailteanas Aitheanta lomlán agus aithnítear coigeartú comhfhreagrach sa mhéid atá in-aisghabhála ón Roinn Comhshaoil, Pobail agus Rialtais Áitiúil.

Léiríonn dliteanais phinsin luach reatha na n-íocaíochtaí pinsin amach anseo a thuill an fhoireann go dtí seo. Léiríonn cistiú iarchurtha pinsin an tsócmhainn chomhfhreagrach a bheidh le gnóthú i dtréimhsí amach anseo ón Roinn Comhshaoil, Pobail agus Rialtais Áitiúil.

Faoi réir Iniúchadh an Ard- Reachtaire Cuntas agus Ciste

An Cuntas Ioncaim agus Caiteachais

don bhliain dar críoch an 31 Nollaig 2013

	Nótaí	An Bhliain dar	An Bhliain dar
		Críoch an 31 Nollaig 2013 €'000	Críoch an 31 Nollaig 2012 €'000
Ioncam			
Cistiú Stáit	1	-	-
Cistiú iarchurtha pinsin	11c	220,000	198,000
Táillí clárúcháin	2	10,715,676	9,319,365
Suimeanna atá le híoc le húdaráis áitiúla	7	(2,143,175)	(1,864,296)
Táillí díospóide		111,494	44,693
Ioncam eile	3	118,070	136,793
Aistriú ó/chuig an gcuntas caipitil	8	220,850	51,199
		9,242,915	7,885,754
Caiteachas			
Costais foirne	4a	(2,120,685)	(2,567,180)
Costais riaracháin	4b	(5,968,975)	(4,675,973)
Dímheas	4b	(425,021)	(384,896)
Brabús ar dhiúscairt		-	-
		(8,514,681)	(7,628,049)
Barrachas don bhliain	9	728,234	257,705

Cruthaíonn an Ráiteas ar Bheartais Chuntasaíochta agus Nótaí 1 go dtí 16 cuid de na Ráitis Airgeadais seo. Baineann an t-ioncam agus an caiteachas don bhliain dar críoch an 31 Nollaig 2013 le gníomhaíochtaí leantacha.

Stiúrthóir

Cathaoirleach

Faoi réir Iniúchadh an Ard- Reachtaire Cuntas agus Ciste

Ráiteas na nGnóthachan agus na gCailteanas Aitheanta Iomlán

don bhliain dar críoch an 31 Nollaig 2013

Nótaí	An Bhliain dar Críoch an 31 Nollaig 2013 €'000	An Bhliain dar Críoch an 31 Nollaig 2012 €'000
	Barrachas don bhliain	728,234
Gnóthachain ó thaithí ar dhliteanas na scéime pinsin	70,000	(22,000)
Athruithe ar thiomhdí faoi luach reatha dhliteanas na scéime pinsin	-	-
Gnóthachan/(cailteanas) achtúireach	70,000	(22,000)
Coigeartú an chistithe iarchurtha pinsin	(70,000)	22,000
Gnóthachan aitheanta iomlán don bhliain	728,234	257,705

Stiúrthóir

Cathaoirleach

Faoi réir Iniúchadh an Ard-
Reachtaire Cuntas agus Ciste

An Clár Comhardaithe

amhail an 31 Nollaig 2013

		An Bhliain dar Críoch an 31 Nollaig 2013 €'000	An Bhliain dar Críoch an 31 Nollaig 2012 €'000
Sócmhainní Seasta			
Sócmhainní Inláimhsithe	5	2,748,502	2,969,352
Sócmhainní Reatha			
Féichiúnaithe	6	98,899	53,433
Airgead sa bhanc		9,216,217	6,596,377
		9,315,116	6,649,810
Creidiúnaithe			
Suimeanna atá dlite laistigh de bhliain amháin	7	(5,916,437)	(3,979,365)
Glansócmhainní Reatha		3,398,679	2,670,445
Sócmhainní Iomlána lúide Dlíteanais roimh Phinsin		6,147,181	5,639,797
Cistiú iarchurtha pinsin	11	1,250,000	(1,100,000)
Dlíteanais na Scéime Pinsin	11	(1,250,000)	1,100,000
Sócmhainní Iomlána lúide Dlíteanais Reatha		6,147,181	5,639,797
Maoinithe ag:			
Barrachas carnach	9	3,398,679	2,670,445
An Cuntas Caipítíl	8	2,748,502	2,969,352
		6,147,181	5,639,797

Cruthaíonn an Ráiteas ar Bheartais Chuntasaíochta agus Nótaí 1 go dtí 16 cuid de na Ráitis Airgeadais seo..

Stiúrthóir

Cathaoirleach

Faoi réir Iniúchadh an Ard-
Reachtaire Cuntas agus Ciste

An Ráiteas ar Shreabhadh Airgid

don bhliain dar críoch an 31 Nollaig 2013

Nótaí	An Bhliain dar	An Bhliain dar	
	Críoch an 31 Nollaig 2013 €'000	Críoch an 31 Nollaig 2012 €'000	
Réiteach an bharrachais oibriúcháin go dtí glanshuim			
Insreabhadh airgid ó ghníomhaíochtaí oibriúcháin			
Barrachas oibriúcháin don bhliain	9	728,234	257,705
Dímheas	5	425,021	384,896
Ús a Tuilleadh	3	(78,012)	(123,540)
Brabús ar dhiúscairt sócmhainní seasta		-	-
Aistriú chuig an gCuntas Caipitiúil	8	(220,850)	(51,199)
(Méadú)/Laghdú ar fhéichiúnaithe	6	(45,466)	12,878
Méadú/(Laghdú) ar chreidiúnaithe	7	1,937,072	210,250
Glan-insreabhadh airgid ó ghníomhaíochtaí oibriúcháin		2,745,999	690,990
An Ráiteas ar Shreabhadh Airgid			
Glan-insreabhadh airgid ó ghníomhaíochtaí oibriúcháin		2,745,999	690,000
Torthaí ar infheistíocht agus ar sheirbhísiú airgeadais			
Ús a fuarthas	3	78,012	123,540
Glanchaiteachas Caipitil			
Íocaíochtaí chun sócmhainní seasta inláimhsithe a fháil	8	(204,171)	(333,697)
Fáltais ó dhiúscairt sócmhainní seasta	8	-	-
Méadú ar airgead		2,619,840	480,833
Réiteach an ghlansreafa airgid do ghluaiseacht sna glanchistí			
Glanchistí amhail an 1 Eanáir		6,596,377	6,115,544
Glanchistí amhail an 31 Nollaig		9,216,217	6,596,377
Méadú ar airgead		2,619,840	480,833

Cruthaíonn an Ráiteas ar Bheartais Chuntasaíochta agus Nótaí 1 go dtí 16 cuid de na Ráitis Airgeadais seo.

Stiúrthóir

Faoi réir Iniúchadh an Ard-
Cathaoirleach
Reachtaire Cuntas agus Ciste

Nótaí

(a chruthaíonn cuid de na ráitis airgeadais)

1. Cistiú Stáit

Feidhmíonn an BTCP ar bhonn féinmhaoinithe ón 1 Eanáir 2010 i leith agus ní bhfuair siad aon chistiú Stáit in 2013.

2. Ioncam ó Tháillí Clárúcháin

B'ionann na táillí a fuarthas ó thiarnaí talún mar íocaíocht as clárú a dtionóntachtaí agus €10,715,676 (2012: €9,319,365).

De réir threoir an Aire, a rinneadh faoi Alt 176(5) den Acht um Thionóntachtaí Cónaithe Príobháideacha, 2004, pléitear le hioncam a fhaigheann an BTCP ar an mbealach a leanas:

D'Údaráis Áitiúla:

- › 20% sa bhliain, arbh ionann é agus €2,143,175

Coimeádta ag an BTCP i dtreo a gcostais riaracháin:

- › 80% sa bhliain, arbh ionann é agus €8,572,501

3. Ioncam Eile

	An 31 Nollaig 2013 €'000	An 31 Nollaig 2012 €'000
Ioncam ó ús	78,012	123,540
Costais dlí a aisghabhadh	40,058	13,253
	<hr/>	<hr/>
	118,070	136,793

4a. Costais Foirne

	An Bhliain dar Críoch an 31 Nollaig 2013 €'000	An Bhliain dar Críoch an 31 Nollaig 2012 €'000
Foireann ar iasacht agus foireann an BTCP	1,604,687	1,601,511
Foireann Ghníomhaireachta	2,345	501,487
Costais Phinsin	376,509	357,659
Oiliúint Foirne agus Sealbhóirí Oifige	27,132	19,793
Costais Leasa Shóisialaigh	90,010	84,091
Costais eile foirne	20,002	2,639
	<hr/>	<hr/>
	2,120,685	2,567,180

Nótaí

(a chruthaíonn cuid de na ráitis airgeadais)

Líonta foirne:

Ba é an líon foirne a d'fhostaigh an Bord sa bhliain ná 23 (2012: 23). Thug an Roinn Comhshaoil, Pobail agus Rialtais Áitiúil 10 gcomhalta foirne eile ar iasacht don Bhord (2012: 10, tháinig beirt ó Chomhairle Cathrach Bhaile Átha Cliath (2012: 2), beirt ón Roinn Dlí agus Cirt agus Athchóirithe Dlí agus duine amháin ón Roinn Iompair, Turasoireachta agus Spóirt.

Tobhach Pinsin:

Asbhaineadh tobhach pinsin €46,693.65 agus íocadh é leis an Roinn Comhshaoil, Pobail agus Rialtais Áitiúil (2012: €42,567).

4b.Caiteachas Riaracháin

	An Bhliain dar Críoch an 31 Nollaig 2013 €'000	An Bhliain dar Críoch an 31 Nollaig 2012 €'000
Táillí Comhaltaí Boird	145,642	123,120
Táillí Chomhaltaí Binse	461,227	432,644
Táillí Breithneoirí agus Idirghabhálaithe	603,583	393,568
An Binse Cíosa (Nóta *)	7,069	1,353
Taisteal agus Cothabháil	42,725	22,050
Costais seachfhoinsithe	1,073,117	425,899
Táillí Dlí agus Gairmithe	1,931,215	1,559,614
Táillí iniúchta	8,554	12,928
Cuntasaíocht	50,687	76,944
Costais luathscríbhneoireachta	70,102	59,360
Costais Chruinnithe	7,258	7,539
Soláthairtí Oifige	127,525	112,858
Costais Phostais agus Leithdháilte	342,950	205,693
Costais Chló agus Aistriúcháin	75,620	220,788
Costais ghutháin	43,743	39,264
Faisnéis agus Oideachas Poiblí	31,327	2,622
Costais agus Cothabháil Ríomhaire	462,987	473,835
Costais bhunaíochta	383,835	395,590
Seirbhísí glantacháin	23,197	24,045
Staidéir Thaighde	51,587	55,067
Íocaíocht Dhéanach in Idirbheartaíochtaí Tráchtála	211	159
Ilghnéitheach	24,814	31,033
	5,968,975	4,675,973

Nóta*: Áirítear leo seo táillí agus agus taisteal agus cothabháil Chomhaltaí an Bhinse Cíosa.

Eagrú réir Iniúchadh an Ard- Reachtair Cuntas agus Ciste

Nótaí

(a chruthaíonn cuid de na ráitis airgeadais)

5. Sócmhainní Seasta Inláimhsithe

	Trealamh ríomhaire agus forbairt bogearraí €'000	Feabhsú cháin Léasachta €'000	Troscán agus Feistis €'000	Trealamh Oifige €'000	Iomlán €'000
Costas					
Iarmhéid tosaigh	2,425,574	1,746,933	204,262	84,328	4,461,097
Breisiúcháin	204,171	-	-	-	204,171
Diúscairtí	-	-	-	-	-
Amhail an 31 Nollaig 2013	2,629,745	1,746,933	204,262	84,328	4,665,268
Dímheas					
Iarmhéid tosaigh	879,903	430,478	98,219	83,145	1,491,745
An muirear don bhliain	316,419	87,344	20,569	689	425,021
Dímheas ar dhíúscairtí	-	-	-	-	-
Amhail an 31 Nollaig 2013	1,196,322	517,822	118,788	83,834	1,916,766
Glanluach Leabhar					
Amhail an 31 Nollaig 2013	1,433,423	1,229,111	85,474	494	2,748,502
Amhail an 31 Nollaig 2012	1,545,671	1,316,455	106,043	1,183	2,969,352

6. Féichiúnaithe

	An 31 Nollaig 2013 €'000	An 31 Nollaig 2012 €'000
Costais réamhíoctha	48,393	17,815
Costais Fhabhráithe Dí a Aisghabhadh	200	400
Ús infhaighte	31,794	26,235
Rialú Glanphá	-	-
Asbhaintí Deonacha	7,621	4,441
Féichiúnaithe éagsúla	10,891	4,542
	98,899	53,433

Faoi réir Iniúchadh an Ard-
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Nótaí

(a chruthaíonn cuid de na ráitis airgeadais)

7. Creidiúnaithe

Suimeanna atá dlite laistigh de bhliain amháin

	An 31 Nollaig 2013 €'000	An 31 Nollaig 2012 €'000
Creidiúnaithe agus fabhruithe	2,075,000	1,440,871
Suimeanna atá le hóc le húdaráis áitiúla	3,841,437	2,538,494
	<hr/> 5,916,437	<hr/> 3,979,365

Anailís ar na suimeanna atá le hóc le húdaráis áitiúla:

Leagtar amach sa tábla thíos na táillí a fuarthas sa bhliain ábhartha airgeadais agus na suimeanna a íocadh leis na húdaráis áitiúla ar leith as feidhmiú a bhfeidhmeanna faoi na Rialacháin um Chaighdeáin Tithe agus Leabhair Chíosá;

	An 31 Nollaig 2013 €'000	An 31 Nollaig 2012 €'000
Iarmhéid Tosaigh	2,538,493	2,874,198
Táillí a leithdháileadh ar údaráis áitiúla sa bhliain	2,142,944	1,864,295
Táillí a íocadh amach sa bhliain	(1,200,000)	(2,200,000)
Suimeanna atá le hóc le húdaráis áitiúla	<hr/> 3,481,437	<hr/> 2,538,493

Beidh na suimeanna atá dlite le hóc le húdaráis áitiúla ar leith i gcomhréir leis na critéir a leagtar amach agus ar threorú an Aire Comhshaoil, Pobail agus Rialtais Áitiúil.

8. An Cuntas Caipitil

	An 31 Nollaig 2013 €'000	An 31 Nollaig 2012 €'000
Iarmhéid Tosaigh	2,969,352	3,020,550
Aistriú (chuig)/ón gCuntas Ioncaim agus Caiteachais		
Cistiú chun Sócmhainní a fháil	204,171	333,697
Amúchadh ar aon dul le dímhéas sócmhainní	(425,021)	(384,895)
Scaoileadh diúscairt Sócmhainne Seasta	-	-
	<hr/> (220,850)	<hr/> (51,199)
Iarmhéid Deiridh amhail an 31 Nollaig	<hr/> 2,748,502	<hr/> 2,969,352

Faoi réir Iniúchadh an Ard-
Reachtaire Cuntas agus Ciste

Nótaí

(a chruthaíonn cuid de na ráitis airgeadais))

9. Barrachas/(Easnamh) Carnach

	An 31 Nollaig 2013 €'000	An 31 Nollaig 2012 €'000
Iarmhéid Tosaigh	2,670,445	2,412,740
(Easnamh)/Barrachas don Bhliain	728,234	257,705
Iarmhéid Deiridh amhail an 31 Nollaig	<u>3,398,679</u>	<u>2,670,445</u>

10. Cóiríocht

I nDeireadh Fómhair 2007, shínigh an Bord um Thionóntachtaí Cónaithe Príobháideacha comhaontú léasachta 20 bliain maidir lena n-áitreabh ag Teach Dhroichead Uí Chonaill, Sráid D'Olier, Baile Átha Cliath 2. Cuimsítear clásal scoir sa léas ag deireadh bhliain 5. B'ionann an ceangaltas bliantúil faoin léas seo ag deireadh na bliana agus €264,424.

11. Aoisliúntas

a) Anailís ar na Costais Iomlána Phinsin a Gearradh ar Chaiteachas

	An 31 Nollaig 2013 €'000	An 31 Nollaig 2012 €'000
Costas reatha seirbhíse	160,000	150,000
Ús ar dhliteanais na scéime pinsin	60,000	48,000
Ranníocaíochtaí fostaithe	(38,490)	(37,647)
	<u>181,510</u>	<u>160,353</u>
Aoisliúntas (Foireann na Roinne)	194,999	197,305
	<u>376,509</u>	<u>357,658</u>

Faoi réir Iniúchadh an Ard-
Reachtaire Cuntas agus Ciste

Nótaí

(a chruthaíonn cuid de na ráitis airgeadais)

11. Aoisliúntas (ar lean)

b) Gluaiseacht ar ghlandliteanas pinsin le linn na bliana airgeadais

	An 31 Nollaig 2013 €'000	An 31 Nollaig 2012 €'000
Glandliteanas pinsin amhail an 1 Eanáir	(1,100,000)	(880,000)
Costas reatha seirbhíse	(160,000)	(150,000)
Costais seirbhíse roimhe seo	-	-
Costais úis	(60,000)	(48,000)
Gnóthachan/(caillteanas) achtúireach	70,000	(22,000)
Easnamh ag deireadh na bliana	(1,250,000)	(1,100,000)

c) Cistiú larchurtha le haghaidh Pinsean

Cheadaigh an tAire Comhshaoil, Pobail agus Rialtais Áitiúil Scéim Aoisliúntais an BTCP le toiliú an Aire Caiteachais Phoiblí agus Athchóirithe i mí na Samhna 2011 (ag tosú le héifeacht ón 1 Meán Fómhair 2004). Aithníonn an BTCP méideanna atá dlite ón Stát don dliteanas iarchurtha neamh-mhaoinithe le haghaidh pinsean a eascraíonn as an scéim aoisliúntais ceadaithe seo ar bhunús sraith toimhdí ar a ndéantar cur síos in (e) agus roinnt imeachtaí san am atá thart. Áirítear leis na himeachtaí seo, an bonn reachtúil le bunú na scéimeanna aoisliúntais, agus an beartas agus an cleachtas atá i bhfeidhm faoi láthair i dtaca le pinsin seirbhíse poiblí a chistiú, lena n-áirítear ranníocaíochtaí ag fostaithe agus an próiseas bliantúil meastachán.

Aithnítear an Glanchistiú larchurtha le haghaidh Pinsean sa Chuntas Ioncaim agus Caiteachais, a bhí mar seo a leanas:

	2013 €'000	2012 €'000
Cistiú atá in-aisghnóthaithe maidir le pinsean na bliana reatha	220,000	198,000
Deontas Stáit a úsáideadh chun pinsin a íoc	-	-
	220,000	198,000

B'ionann an tsócmhainn iarchurtha chistithe le haghaidh pinsean amhail an 31 Nollaig 2013 agus €1,250,000 (2012: €1,100,000).

d) Stair na ndualgas sochair shainithe

	2013 €'000	2012 €'000
Dualgais Sochair Shainithe	1,250,000	1,100,000
Gnóthachain ó thaithí ar Mhéid Dhliteanas na Scéime	70,000	(22,000)
Céatadán Dhliteanas na Scéime	(6%)	2%

Is ionann an caillteanas achtúireach carnach a aithnítear i Ráiteas na nGnóthachan agus na gCaillteanas Aitheanta Iomlán agus €143,000 (2012: €213,000).

Nótaí

(a chruthaíonn cuid de na ráitis airgeadais)

e) Cur Síos Ginearálta ar an Scéim

Amhail an 31 Nollaig 2013, d'fhostaigh an BTCP 23 foireann Inphinsin (2012: 23).

Tá feidhm ag scéim aoisliúntais shochair shainithe, arna cheadú ag an Aire Comhshaoil, Pobail agus Rialtais Áitiúil le toiliú an Aire Caiteachais Phoiblí agus Athchóirithe faoi I.R. Uimh. 625 de 2011, ar a dtugtar Scéim Aoisliúntais an Bhoird um Thionóntachtaí Cónaithe Príobháideacha 2011 i gcás fhoireann an BTCP. Maoinítear sochair ar bhunús "íoctar mar a úsáidtear". Ní sháraíonn teidlíochtaí pinsin na foirne na teidlíochtaí caighdeánacha i scéim shamhlach aoisliúntais shochair shainithe de chuid na hearnála poiblí.

Bunaíodh an luacháil a úsáideadh le haghaidh nochtadh FRS 17 ar luacháil iomlán achtúireach ag achtúire cáilithe neamhspleách a chuir ceanglais FRS 17 san áireamh d'fhonn measúnú a dhéanamh ar na dliteanais scéime amhail an 31 Nollaig 2013.

Ba iad seo a leanas na toimhdí airgeadais a úsáideadh chun dliteanais na scéime a ríomh:

	An 31 Nollaig 2013 €'000	An 31 Nollaig 2012 €'000
Ráta lascaine	5.5%	5.5%
Toimhde faoi mhéadú ar thuarastal	4.0%	4.0%
Toimhde faoi mhéadú ar phinsean	4.0%	4.0%
Boilsciú praghais	2.0%	2.0%

12. Íocaíochtaí Déanacha in Idirbhearta Tráchtála

Tá an Bord ar an eolas ar a bhfreagrachtaí faoi na Rialacháin um Íocaíochtaí Déanacha in Idirbhearta Tráchtála, 2002 agus bhunaigh siad nósanna imeachta agus próisis chuí lena chinntiú go ndéantar íocaíochtaí i gcomhréir leis na Rialacháin. Ríomh an Bord gurb ionann a ndlíteanas don bhliain dar críoch an 31 Nollaig 2013 agus €211.37 (2012: €159).

13. Cásanna Nár Réitíodh

Bhí thart 682 cás réitigh díospóidí ar feitheamh éisteachta ag an mBord amhail an 31 Nollaig 2013. Toisc go mbíonn an costas as an bpróiseas réitigh díospóidí éagsúil i ngach cás, níl aon soláthar le haghaidh na gcásanna neamhréitithe sin a cláraíodh roimh 31 Nollaig 2013 san áireamh sna Ráitis Airgeadais Ina theannta sin, tá thart ar 110 cás ag céimeanna éagsúla d'imeachtaí forfheidhmithe trí na Cúirteanna, nach bhfuil eolas faoina gcostais ar fáil fós agus níl aon soláthar déanta dóibh sna Ráitis Airgeadais.

14. Leas na gComhaltaí Boird

Ghlac an Bord le nósanna imeachta i gcomhréir leis na treoirlínte a d'eisigh an Roinn Airgeadais maidir le nochtadh leasa ag Comhaltaí Boird agus cloíodh leis na nósanna imeachta siúd i rith na bliana. Níorbh ann d'aon idirbheartaíochtaí sa tréimhse maidir le gníomhaíochtaí an Bhoird ina raibh aon leas tairbhiúil ag Comhaltaí Boird.

Faoinn Síon Iníochtaí an Aidi-
Reachtairé Cuntas agus Ciste

Nótaí

(a chruthaíonn cuid de na ráitis airgeadais)

15. Luach Saothair na Stiúrthóirí agus na gComhaltaí Boird

Luach saothair na Stiúrthóirí

Tuarastal na Stiúrthóirí €94,548

Tá an Stiúrthóir fostaithe faoi shocrú iasachta ón Roinn Comhshaoil, Pobail agus Rialtais Áitiúil, a íocann a tuarastal. Íocadh na méideanna a nochtadh thuas leis an Roinn mar aisíocaíocht tuarastail. Ní bhfuair an Stiúrthóir aon bhónais ná aon sochar comhchineáil in 2013. Ní sháraíonn teidlíochtaí pinsin an Stiúrthóra na teidlíochtaí caighdeánacha a shonraítear sa scéim shamhlach aoisliúntais shochair shainithe de chuid na hearnála poiblí.

Íoctar táillí le Comhaltaí Boird bunaithe ar a bhfreastal ar an mBord agus ar chruinnithe choistí an Bhoird. Leagann an Roinn Airgeadais agus an Roinn Comhshaoil, Pobail agus Rialtais Áitiúil rátaí na dtáillí.

Leagtar amach sa tábla thíos na táillí a íocadh in 2013. Tagraíonn na figiúirí thuas d'íocaíochtaí iarbhir a rinneadh le Baill an Bhoird i rith 2013. Mar thoradh ar a gcineál, baineann cuid de na híocaíochtaí seo le cruinnithe ar ar freastalaíodh in 2012. Ríomhtar an figiúr a chuimsítear i Nóta 4b do Tháillí na gComhaltaí Boird ar bhunús fabhráithe do gach cruinniú ar ar freastalaíodh i rith 2013, is cuma cén uair a ndearnadh na híocaíochtaí.

ÍOCAÍOCHTAÍ LE COMHALTAÍ BOIRD AN BTCP IN 2013					
AINM	Cruinnithe Díospóid Tionótachta	Binsí	Táillí Boird	Eile*	IOMLÁN
John Tiernan	11,178	24,865	5,159	196	41,398
Patricia Sheehy Skeffington	9,121	24,620	5,096	196	39,033
Tim Ryan	8,161	21,156	6,076	0	35,393
Vincent P. Martin	4,371	13,585	784	392	19,132
Orla Coyne	5,430	8,525	7,574	392	21,921
Eoin O'Sullivan	0	22,615	0	902	23,517
Gene Feighery	3,675	11,775	1,197	0	16,647
Noel Merrick	10,540	5,585	3,136	196	19,457
John FitzGerald	11,290	2,275	2,548	0	16,113
Catriona Walsh	9,002	1,195	4,823	196	15,216
Finian Matthews	0	3,520	0	0	3,520
Thomas J Reilly	0	0	196	0	196
Noel Conroy	2,689	0	588	0	3,277
Gareth Robinson	2,211	0	588	0	2,799
Paul Flood	0	0	0	196	196
IOMLÁN	77,668	139,716	37,765	2,666	257,815

* Áirítear le 'Eile' íocaíochtaí a rinneadh as oiliúint (€1,764) agus as éisteachtaí an Bhinse Cíosa (€902).

Faoi reir Iníuchadh an Ard-
Reachtaire Cuntas agus Ciste

Níor íocadh táillí Boird leis na Comhaltaí Boird a leanas;

An tUasal Conn Murphy

An tUasal Joseph Meehan

An tUasal Kathleen McKillion

An tUasal Paula O'Reilly

An tUasal Rhonda Donaghy

Íocadh amach €18,214.77 le Comhaltaí Boird, freisin, as taisteal agus cothabháil a bhain leis an bhfreastal a rinne siad ar chruinnithe agus ar Bhinsí. Íocadh iad seo de réir threoirlínte na Roinne Airgeadais.

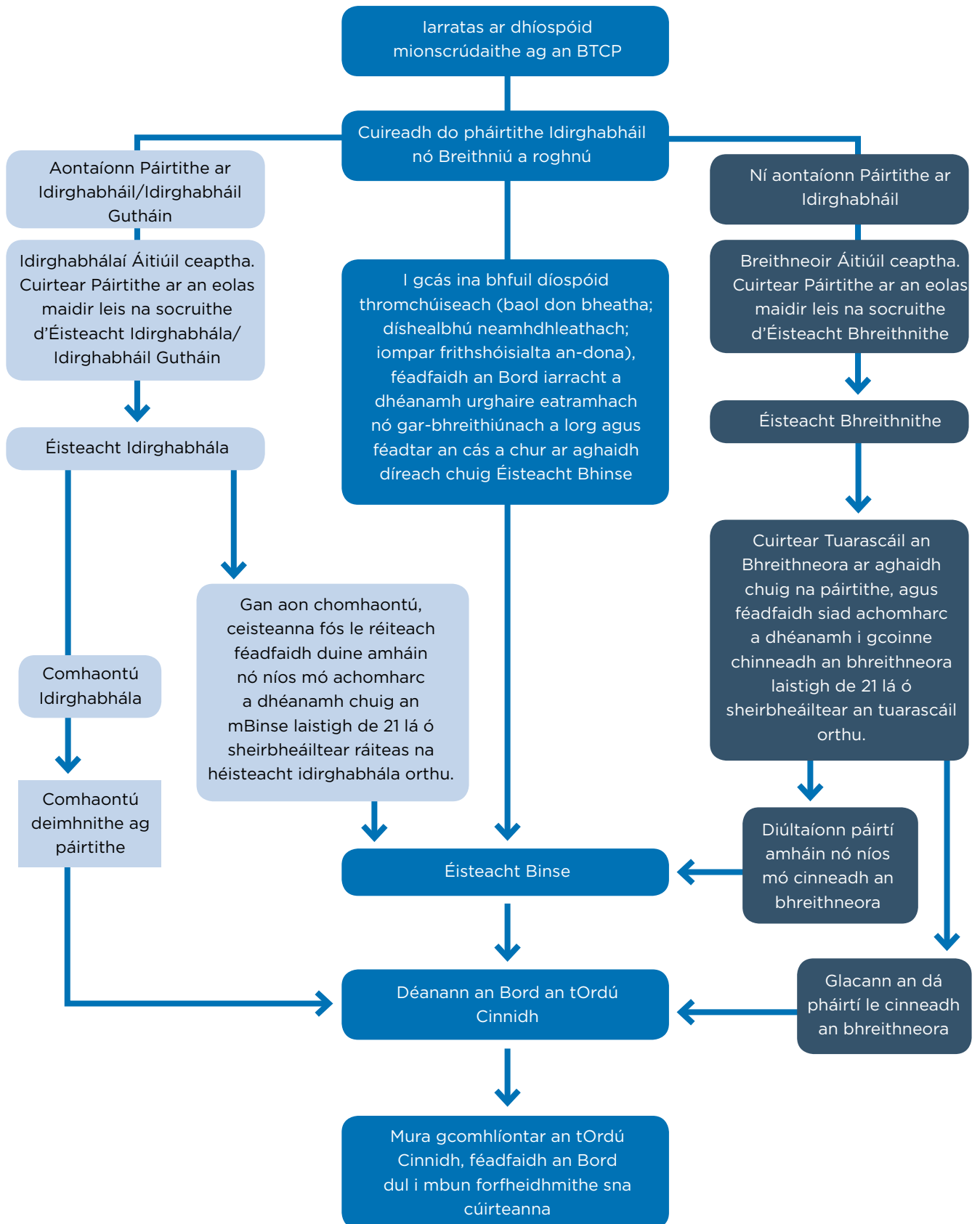
16. Faomhadhna Ráiteas Airgeadais

D'fhaomh an Bord na Ráitis Airgeadais an 28 Feabhra 2014.

Faoi réir Iniúchadh an Ard- Reachtaire Cuntas agus Ciste

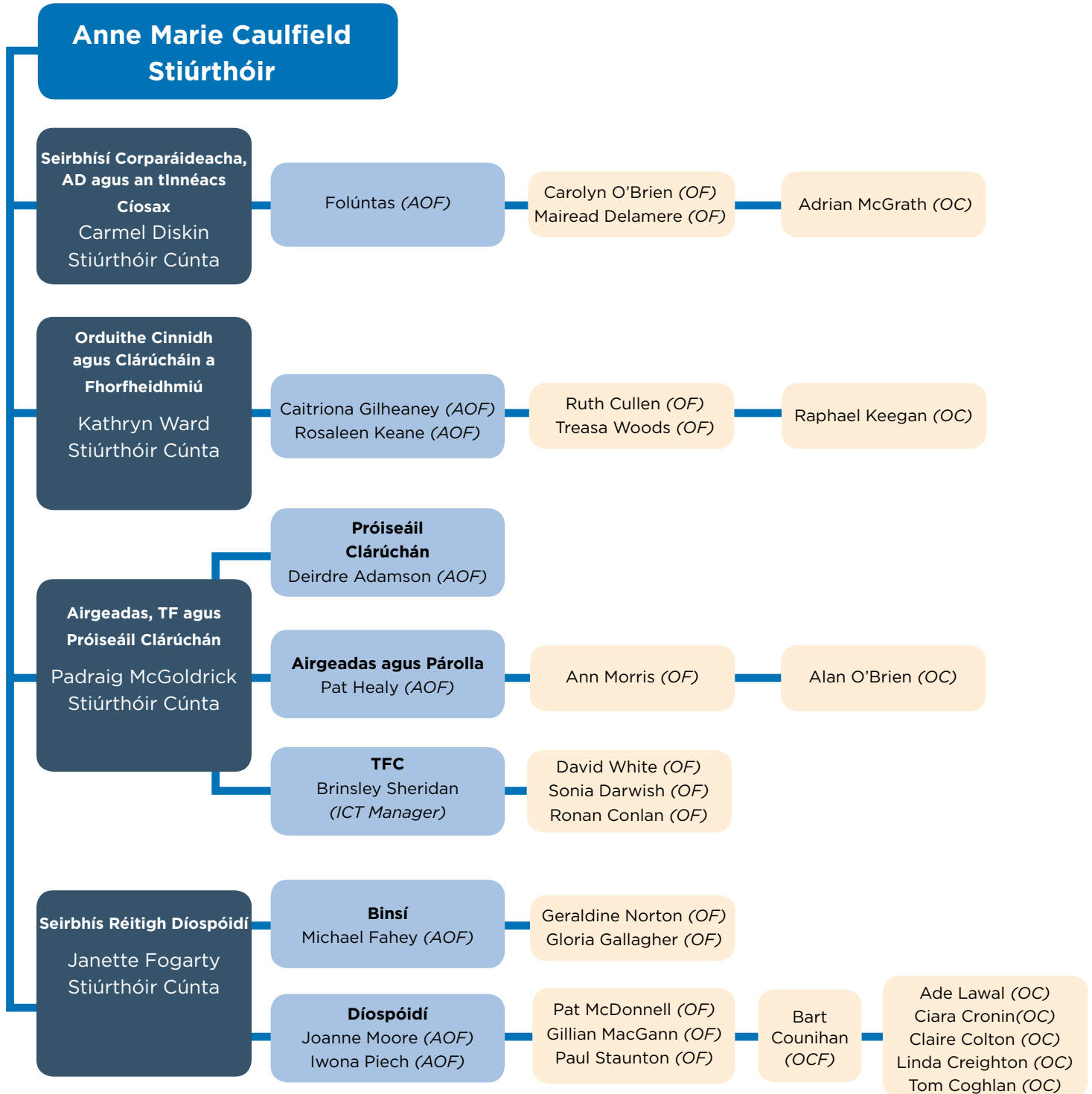
Aguisín 1

An Próiseas Réitigh Díospóidí



Aguisín 2

Cairt Eagraíochtúil an BTCP



Ar mhaithe le hOrduithe Cinnidh a Fhorfheidhmíú agus chun déileáil le tiarnaí talún neamhchomhlíontacha, tá roinnt Feidhmeannach dlí/Aturnaetha ó ghnóthas Aturnaetha, Eversheds, ag oibriú ar an láthair sa BTCP.

AOF - Ardoifigeach Feidhmiúcháin **OF** - Oifigeach Feidhmiúcháin **OCF** - Oifigeach Foirne **OC** - Oifigeach Cléireachais

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Cloich na Coillte, Contae Chorcaí.