



Trinity Raises Accommodation Prices (AGAIN)

Trinity College Dublin accommodation prices for 2023/24 were published in June 2023. With this information, Students4Change has carried out a comparison of costs between the 2022/23 and 2023/24 accommodation prices.

Please find attached:

- [The 2022/2023 residential charge sheet](#)
- [The 2023/2024 residential charge sheet](#)
- [Students4Change calculations comparing accommodation costs for 2022/23 and 2023/24](#)

Students4Change would like to highlight the 2023/24 accommodation costs for Trinity College Dublin. We understand the significance of this issue and the impact it has on students' financial burdens. Therefore, we feel it is necessary to bring to your attention the following information regarding the cost of student accommodation.

Firstly, it is crucial to note that the cost of student accommodation is divided into two components: the license fee (rent) and utilities. Additionally, it is crucial to be aware that the rental period for the upcoming academic year, 2023/24, will be 247 days, as opposed to the previous year's 249 day rental period. There has been no rise in accommodation utility costs, and Trinity Halls has seen a decrease. There has been a rise in license fee at 2% across the board.

In Goldsmith Hall, the license fee has increased from €30.05 per night (€7,483.58) to €30.66 per night (€7,571.94). As a result, the overall cost for Goldsmith Hall has risen by 1.85% per night, from €32.73 to €33.34, and from €8,150.12 to €8,234.11 overall.

Similarly, in Pearse Street, the license fee has increased from €23.81 per night (€5,929) to €24.29 per night (€5,999). Consequently, this constitutes an overall increase of 1.84%, with the cost of Pearse Street rising from €25.92 to €26.40 per night and from €6,454.52 to €6,520.32.

For the On-Campus Heritage Rooms (Front Square, New Square, GMB, Botany Bay, and Business School), there is a rise in license fee from 32.96 per night (€8,207.94) to €33.62 per night (€8,304.85). Consequently, the overall cost for On-Campus Heritage Rooms has

increased by 1.85%, from €35.64 to €36.30 per night, from €8,875.47 to €8,967.02 for the full license period.

Furthermore, let us examine the accommodation prices for Printing House Square. It is important to consider that in 2022/23 Printing House Square only commenced operations on November 1st, thus providing accommodation for a total of 194 nights.

In the case of small singles, there has been an overall price increase from €37.68 to €38.38 per night, indicating a rise of 1.86%. The license fee has risen from €35.00 to €35.70.

Similarly, for standard single rooms in Printing House Square, the price has shifted from €39.11 to €39.84, marking a 1.86% rise. The license fee has increased from €36.43 to €37.16.

In the case of double/king rooms, the price has increased from €41.25 to €42.02, reflecting a 1.87% rise. The license fee has again increased from €38.57 to €39.34.

Moving on to Trinity Halls, which offers two accommodation options: single ensuite and twin ensuite. Trinity Halls operated for 236 days in 2022/23 and will operate for the same length of time in 20203/24.

For the single ensuite room in Trinity Hall, there has been a per night increase from €30.79 to €31.22, marking a 1.4% rise. The overall price has shifted from €7,266.62 to €7,368.52. The license fee per night has increased from €28.51 to €29.08, while utilities will decrease by 6.08%, from €2.28 to €2.14 per night.

Regarding the ensuite room, the price has increased from €25.13 to €25.45, reflecting a 1.29% increase per night. The overall price has shifted from €5,930.25 to €6,006.80. Within these figures, the license fee has risen from €23.14 to €23.61. Notably, utilities will also decrease by 6.98%, from €1.98 to €1.85 per night.

There are two key points:

- Accommodation prices rose by 2%, which is the legal limit in a Rent Pressure Zone (RPZ).
- The TCDSU 'Open Letter To Trinity College Dublin On The Housing Crisis'¹ has been ignored.

It is crucial to note that any student specific accommodation is recognised as a RPZ. Under the regulations governing private rental agreements within RPZs, landlords are limited to increasing rents by either 2% or the rate of inflation², whichever is lower (with the headline

¹https://www.tcdsu.org/images/statements/Open_Letter_To__Trinity_College_Dublin__On_The_Housing_Crisis.pdf

² <https://www.citizensinformation.ie/en/housing/renting-a-home/rent-increases/>

inflation rate for Ireland being 5% for 2023³). Trinity College has raised the accommodation license fee (rent) by 2% across all accommodations.

These increases are of particular disappointment, particularly after the TCDSU's 'Open Letter To Trinity College Dublin On The Housing Crisis'. The first demand of this letter called for 'An immediate freeze on all accommodation rents and utilities for the academic year 2023/2024'.

According to the Daft Rental report for 2023 Q1, the average rent for a single bedroom in Dublin City Centre is €802 per month⁴. All of Trinity's city centre accommodations are above the average rent for a single bedroom. Once calculated out over the course of a full year, Pearse Street comes closest at €803 per month, and the Double/King room is furthest at €1,278.11 per month.

We understand that these figures reveal a disheartening reality, as the cost of housing continues to rise. Such increases can place additional strain on students already facing financial challenges. We empathise with the concerns and hardships students will encounter, and note that this blatant disregard for student rights and the fact that license agreements rather than tenancy agreements are offered are matters of great concern. Students are worried about whether they will have a roof over their heads - many are commuting, others working part or full-time to cover the cost of education and of rent, resulting in stress and pressure on mental health, and worsened academic performance. We note and extend our solidarity to staff as well, some of whom live in the Trinity accommodations, and who are also struggling financially, especially casualized workers.

We call on the College to engage in discussions with the aim of explaining their reasoning behind the continued rise in accommodation costs during a very real cost of living and accommodation crisis, and further call on students to form grassroots groups, join CATU and organise politically against the profit-seeking approach that is being taken to accommodation.

3

<https://www.centralbank.ie/news-media/press-releases/quarterly-bulletin-2023-1-inflation-easing-but-expected-to-remain-elevated>

⁴ https://ww1.daft.ie/report/2023-Q1-rentalprice-daftreport.pdf?d_rd=1