

Housing Assistance Payment (HAP) scheme launched by Department of Environment Community and Local Government & Local Authorities Ireland.

DNG welcome the new Housing Assistance Payments scheme (HAP) which has recently replaced the Rent Supplement Scheme. The new HAP scheme was introduced last September and is to be rolled out around all local authorities throughout the country.

Commenting on its introduction, Keith Lowe Chief Executive of DNG commented “That this scheme is very welcome and fixes one major inadequacy with the old Rent Supplement Scheme where rent was paid to the tenant rather than directly to the landlords. However, Mr Lowe is still concerned that the current rent caps have not been reviewed and remain at outdated low levels that are materially below current rental values which will continue to put undue pressure on the social housing system especially in the capital.



Keith Lowe FRICS FSCSI MIPAV

Chief Executive

DNG

2nd June, 2015

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Housing Assistance Payment (HAP)

The information below comes from the Department of environment, Community and Local Government website together with the associated legislation which can be found on:

<http://www.environ.ie/en/DevelopmentHousing/Housing/SocialHousingSupport/HousingAssistancePayment/> and [Http://www.irishstatutebook.ie](http://www.irishstatutebook.ie).

Bullet Points – HAP

- HAP is being introduced to replace Rent Supplement for people with a long term housing need.
- It is being rolled out on a phased basis (see “What areas are covered” for more details).
- Unlike a tenant on Rent Supplement a tenant on the HAP scheme can be in full time employment.
- The rent payment is paid electronically directly to the landlord and not to the tenant.
- A tenant must pay a contribution to the local authority running the HAP scheme.
- A tenant can pay a top up to the landlord.
- The landlord must be tax compliant and the property must meet with rental accommodation standards.
- The local authority will pass on details of the tenancy to the PRTB to ensure registration.

What are the rent limits HAP will pay?

Each local authority has different limit that the local authority will pay. See the table below:

Local Authority	One Adult in shared accommodation	A couple in Shared Accommodation	One adult	A couple	One adult or a couple with one child	One adult or a couple with 2 children	One adult or a couple with 3 children
Cork C. C.	€250	€270	€485	€575	€700	€725	€750
Donegal C.C.	€175	€200	€300	€325	€350	€400	€450
Dublin City Council	€350	€400	€520	€750	€950	€975	€1,000
Dun Laoghaire-Rathdown C.C.	€350	€400	€520	€750	€950	€975	€1,000

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Fingal C.C.	€300	€350	€520	€700	€850	€900	€950
Kilkenny C.C.	€200	€230	€390	€430	€540	€565	€590
Limerick City & C.C.	€200	€240	€375	€400	€500	€550	€600
Louth C.C.	€215	€250	€390	€400	€550	€575	€600
Monaghan C.C.	€180	€190	€300	€350	€400	€433	€450
South Dublin C.C.	€350	€400	€520	€750	€950	€975	€1,000
Waterford City & C.C.	€220	€240	€375	€390	€475	€500	€525

Table from: <http://www.irishstatutebook.ie/pdf/2015/en.si.2015.0200.pdf>

As stated above a tenant can pay a top up to the landlord.

Is there a contract between the landlord and the Local Authority?

No – the rent will be paid by the local authority on behalf of the tenant. The normal landlord tenant relationship will exist and will be governed by the lease in place and the Residential Tenancies Act 2004 as amended.

Landlord Requirements

- A property in the HAP scheme must comply with rental accommodation standards.
 - The local authority will inspect the property within 8 months of the first payment.
- A landlord must supply a Tax Clearance Cert to the local authority within 5 months of the first payment or before payments total €10,000

Tenant Requirements

- A tenant will be “expected” by their local authority to stay in the accommodation for 2 years; however there is no requirement for a landlord to facilitate this.
- The tenant must make a rental contribution to the **local council**.
 - If the tenant fails to make this contribution the local council will suspend payments to the landlord.

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Can the local authority suspend payments?

Yes - the local authority can suspend payments in a number of situations:

- If the landlord fails to provide a tax clearance cert;
- If the property is not up to housing accommodation standards;
- If the tenant fails to make the rental contribution to the local council.

Who is responsible for the deposit?

The tenant remains responsible to pay the deposit. However, in exceptional cases a local authority may pay the deposit.

What areas are covered?

This is being rolled out on a phased basis the following are covered but more will follow in 2015:

- Cork County Council;
- Donegal County Council.
- Dublin County Council; (only taking homeless applicants)
- Dún Laoghaire-Rathdown County Council; (has not commenced yet)
- Fingal County Council; (has not commenced yet)
- Kilkenny County Council;
- Limerick City and County Council;
- Louth County Council;
- Monaghan County Council;
- South Dublin County Council; and
- Waterford City and County Council;

This is DNG's brief summary of the HAP scheme and DNG take no responsibility for any errors or omissions contained herein. For more details visit:

<http://www.environ.ie/en/DevelopmentHousing/Housing/SocialHousingSupport/HousingAssistancePayment/>

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