



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

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# Attention

## All Property Owners

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Did you know that if you have a vacant property in Dublin, Dublin City Council have a number of schemes that you may be interested in.





# Long Term Leasing Initiative\*

**Would you like to lease your property to Dublin City Council and be guaranteed an income for 10-20 years?**

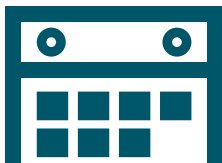
If you are a Property Owner with a house or apartment in good condition which is vacant at present we would be interested in hearing from you.

Leasing your property to Dublin City Council will take the uncertainty out of being a landlord and will guarantee you the benefits listed. It is also financially viable with a guaranteed rental income of between 80% and 85% of the market rent each month and regular rent reviews.

## **BENEFITS OF LONG TERM LEASING:**

- Guaranteed Rental Income
- No management of tenants
- No rent or arrears collections
- No maintenance of the residential property after the first six months of the lease
- No requirement to register with the Residential Tenancy Board
- No advertising or administration fees

Leasing Section, Dublin City Council, Block 2,  
Floor 2, Civic Offices, Wood Quay, Dublin 8  
Telephone: (01) 222 5299  
Email: [leasing@dublincity.ie](mailto:leasing@dublincity.ie)





# Housing Assistance Payment (HAP)\*

**Housing Assistance Payment is a form of social housing support provided by all local authorities.**

HAP replaces rent supplement for those with a long term housing need who qualify for social housing support. Under HAP local authorities provide housing assistance for households with a long term housing need, including many long term Rent Supplement recipients.

Under the scheme, we will make payments on behalf of tenants directly to you for rent subject to maximum rent limits.

## THE BENEFITS OF HAP:

- You will be paid electronically on the last Wednesday of each month.
- Since 1st January 2016, landlords who rent to tenants in receipt of social housing supports such as HAP may avail of increased tax relief. This allows you to claim 100% on your mortgage interest as an expense against rental income.

HAP Section Dublin City Council, Block 2 Floor 2  
Civic Offices, Wood Quay, Dublin 8  
Telephone: (01) 222 6400  
Email: [hap@dublincity.ie](mailto:hap@dublincity.ie)  
Web: [www.hap.ie](http://www.hap.ie)





# Homeless Housing Assistance Payment (HAP)\*

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**Homeless HAP is in general the same scheme as HAP but differs in that it provides discretion to exceed the HAP rent limits for homeless households.**

Two month's rent is offered to you in advance as well as the deposit. Further information on rates and rent limits can be found on [www.hap.ie](http://www.hap.ie).

To qualify for Homeless HAP, a household must be residing in homeless accommodation and be registered as homeless with one of the four Dublin Local Authorities.

Since 1st January 2016, landlords who rent to tenants in receipt of social housing supports such as HAP may avail of increased tax relief. This allows you to claim 100% on your mortgage interest as an expense against rental income.

#### **BENEFITS OF HOMELESS HAP:**

- Guaranteed monthly rental payment by the Council to the landlord
- No letting costs or advertisement or estate agent fees
- Rental payments are made electronically
- Competitive rental rates

For further information on Homeless HAP contact [homelesshap@dublincity.ie](mailto:homelesshap@dublincity.ie)





# The Repair and Leasing Scheme (RLS)\*

**The focus of the scheme is to deliver housing while maximising the use of existing built housing stock in the City.**

Dublin City Council is offering funding to owners with vacant housing units that require refurbishment works up to a maximum cost of €40,000 inclusive of VAT. The City Council will pay for the repair works in return for the property being made available for social housing through a lease for a period of at least 10 years.

Refurbishment works carried out must bring the property up to a standard for rented accommodation. The capital investment cost required to refurbish the property

is offset against the agreed future rental payments. Rental payments are agreed at 80% of market related rent for a house and 85% for an apartment and the scheme provides for regular rent reviews.

## **BENEFITS OF THE REPAIR AND LEASING SCHEME:**

- Guaranteed Rental Income
- No management of tenants
- No rent or arrears collections
- No maintenance of the residential property after the first six months of the lease
- No requirement to register with the Residential Tenancy Board
- No advertising or administration fees

Email: [rls@dublincity.ie](mailto:rls@dublincity.ie)

Telephone: (01) 222 6036





# Buy and Renew Scheme\*

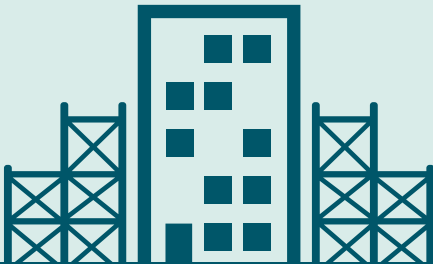
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**We are interested in buying empty residential properties in need of substantial repair.**

These properties should be long-term vacant or derelict. If you are the owner of one of these properties we are interested in buying the property from you at market value.

Email: [buyandrenew@dublincity.ie](mailto:buyandrenew@dublincity.ie)

Telephone: (01) 222 6036





# Rental Accommodation Scheme (RAS)\*

**The Rental Accommodation Scheme (RAS) is an initiative to cater for people who are in receipt of rent supplement and living in the private rented sector for 18 months or more.**

Under the Scheme, Dublin City Council will enter into direct contracts with landlords for their properties for a minimum of 4 years.

## THE BENEFITS OF THE SCHEME:

- You will receive prompt payments directly from the local authority for the duration of the RAS contract.
- Since 1st January landlords who rent to tenants in receipt of social housing supports such as RAS may avail of increased tax relief. This allows you to claim 100% on your mortgage interest as an expense against the rental income.

RAS Section, Dublin City Council, Block 2,  
Floor 2, Civic Offices, Wood Quay, Dublin 8  
Telephone: (01) 222 5299  
Email: [ras@dublincity.ie](mailto:ras@dublincity.ie)





For more information on any  
of these schemes please visit

[www.dublincity.ie](http://www.dublincity.ie)

[www.hap.ie](http://www.hap.ie)

[www.homelessdublin.ie](http://www.homelessdublin.ie)

[www.housing.gov.ie](http://www.housing.gov.ie)

\*Terms & conditions apply

