

The Rental Accommodation Scheme (RAS) meets long term housing need through the use of private rented accommodation.

The RAS was established in 2004, and placed responsibility on local authorities to meet the accommodation needs of people in receipt of rent supplement for 18 months or longer, and assist those who are assessed as having a long-term housing need.

RAS provides a more structured, accommodation-based approach to the use of the private rented sector to meet long-term housing need reducing dependence on temporary income support payments, i.e. rent supplement.

While RAS is now defined in legislation as a form of social housing support, it is still a targeted programme for accommodating households in receipt of rent supplement.



Rental Accommodation Scheme

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Anglesea Street
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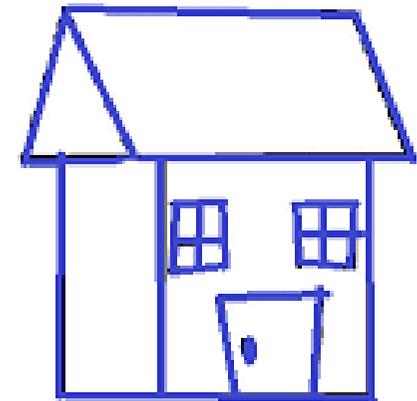
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Landlord guide to entering the scheme



Your Route to Added Security

Rental Accommodation Scheme (RAS) - Landlords

What is RAS?

The Rental Accommodation scheme was first introduced in 2004 as a means to secure property in the private rented sector to provide social housing for people deemed to have a long-term housing need.

The scheme specifically targets those in receipt of rental supplementary welfare from the Department of Social Protection for a period of 18 months or more. Such persons may be deemed to have a long-term housing need and will be invited for interview to assess their eligibility to enter the scheme.

A tenants failure to attend for interview to be assessed for eligibility may have implications with regard to them availing of other state services for housing supports.

How does RAS work?

RAS involves a three-way relationship between:

1. Housing authority and Landlord:

The local authority enters into an agreement with the property owner to make the property available to the RAS for an agreed term.

2. Landlord and Tenant:

The eligible RAS tenant, signs a residential tenancy agreement with the landlord. The key private rented landlord/tenant relationship continues under the RAS.

3. Housing Authority and Tenant:

The RAS tenant pays a differential rent to the local authority and the local authority will make payments to the landlord on the recipient's behalf. When the tenant takes up a RAS tenancy they are deemed to be in receipt of social housing support and their housing need is met.

What are the benefits for me?

Benefits landlords can avail of by joining the scheme include

- If you have a good tenant, you will retain them
- Payment for vacancy periods (agreement dependent)
- No letting or Rent Collection Costs.
- Security of income for duration of agreement.
- Damage deposit put in place by Cork City Council .
- You retain control of tenancy matters regarding your property.
- Access to people knowledgeable in private tenancy matters who can advise you on how best you can address tenancy issues that may arise.

How long do the agreements last?

There are two types of RAS agreement available:

- Fixed Term Agreement
- Tenant Specific Agreement

The **Fixed Term Agreement** is for a set period which can be up to a maximum period of 9 years 11 months. Cork City Council undertakes to pay the landlord the monthly rent for the duration of the contract regardless of whether the property is occupied or not. Under this contract, Cork City Council has sole nomination rights for tenants under this agreement.

The **Tenant Specific Agreement** is for the duration of your tenant's tenancy. Cork City Council undertakes to pay the landlord the monthly rent as long as that specific tenant resides in the property. Once the tenant leaves, the agreement with Cork City Council terminates. Cork City Council does not have nomination rights under this agreement.

Can I join with a tenant in place?

To be eligible for the RAS, your tenant must be in receipt of rent supplement for (normally) 18 months or more including periods in previous properties and meet the qualification criteria set out in our publication '**Tenant Guide to entering the Scheme**' .

What properties can enter the scheme?

As the RAS is regarded as a long-term housing option for qualifying tenants there is a demand for all types of property.

As a local authority we must ensure that the property meets requirements applicable to all private rented properties which are

- The property must meet the statutory standards for private rental accommodation
- the property must meet the appropriate fire safety standards

In addition to the above the landlord must be

- the owner or legally authorised agent of the owner (s)
- tax compliant
- agree to register the tenancy with the Private Rented Tenancies Board if it has not been already.

How do I join?

Landlords who would like their property registered for the scheme can do so by contacting the RAS section of the Housing and Community Directorate, City Hall either by

- Emailing ras@corkcity.ie
- Telephone on either 021 4924690 or 021 4924724
- Writing to Rental Accommodation Scheme, Landlord Applications, Housing and Community, City Hall, Cork.