

# HAP

---

- Overview
  - General
  - Wave 1
  - How will HAP Work?
  - Conditions for payment
  - Landlord
  - Prescribed Periods
- HAP HUB
- HAP Update

# Overview

- New social housing support
- Local Authorities can provide housing assistance for households with a long term housing need, including many long term Rent Supplement recipients.
- To be eligible, household must be assessed and approved by LA as being qualified for social housing support.
- If eligible & approved for HAP
  - ▣ LA will pay on behalf of HAP tenant their monthly rent to the landlord
  - ▣ Tenant required to pay a contribution towards rent to the LA
- RS still available from DSP for people with short term need.

# Rent Supplement Caps for Limerick City & County Council

Household Type	Cap Limit
Single Shared	€200
Couple Shared	€240
Single	€375
Couple	€400
Couple / Lone Parent + 1 Child	€500
Couple / Lone Parent + 2 Child	€550
Couple / Lone Parent 3 + Child	€600

# Overview – Wave 1

- 15<sup>th</sup> September 2014
  - Limerick City and County Council
  - Cork County Council
  - Waterford City and County Council
  
- 1<sup>st</sup> October 2014
  - South Dublin County Council
  - Kilkenny County Council
  - Louth County Council
  - Monaghan County Council
  
- 18<sup>th</sup> December 2014
  - Dublin City Regional Homeless Executive
  
- General roll-out to all Local Authorities during 2015 / 2016

# Overview – How will HAP work?

- Tenant to source own accommodation
  - ▣ Within HAP rent limits for your household type & size
- Tenant can take up full time employment and continue to benefit from HAP
- Pay rent based on your household income
- LA will inspect accommodation within 8 months to ensure meets the rental housing standards.
- Once in receipt of HAP
  - ▣ Housing need is met
  - ▣ No longer on LA Housing list
  - ▣ Apply to transfer to other forms of social housing
- Tenant is expected to remain in property for a minimum of 2 years.

# Overview – Conditions for payment of HAP

- Tenant must pay weekly rent contribution to LA – if not HAP payments to your landlord will be suspended.
- Any member of household must not engage in anti-social behaviour.
- Accommodation must meet the standards for rented accommodation.
- Landlord must be tax compliant.

# Overview - Landlord

- No contractual relationship between the local authority and the landlord.
  
- Landlord as part of the application process will be required to submit certain information including:
  - Monthly rent amount
  - Landlord's bank account payment details
  - Give undertaking regarding the property's compliance with standards
  - Undertaking regarding tax compliance
  
- Benefits
  - Landlords normally will receive payments directly from the LA monthly in arrears.
  - No need for rent collection from tenants.
  - All payments will be made electronically

# Prescribed Periods

## □ Inspections

- ▣ not required where inspected in previous 12 months
- ▣ where required must be completed within 8 months

- ▣ Sourcing alternative accommodation – where this is required the LA can continue to provide HAP for 13 weeks.

This might be where –

- there is a prohibition notice in place under standards legislation
- the accommodation is overcrowded and household must move
- Max rent limits change & alternative accommodation is required that is within the limits

## □ Tax Clearance

- ▣ landlord must provide a tax clearance cert within 5 months of HAP payment beginning or if accumulative payments of €10,000 within the last 12 months is reached before the 5 month period.

# Limerick Hub

- Transactional shared service for the following Wave 1 Local Authorities:
  - Limerick City & County Council
  - Cork County Council
  - Waterford City and County Council
  - Louth County Council
  - Monaghan County Council
  - Kilkenny County Council
  - South Dublin County Council
  - Dublin City Council Homeless Executive
  
- Roll-out to further local authorities in Qtr 2 / Qtr 3 2015

# Advantages of Hub



- All HAP tenants and landlords will be on one Financial Management System which will ensure greater consistency of processes.
- No requirement to amend the systems of other local Authorities
- There will be resourcing efficiency provided through the delivery of payments, collections and other processes.
- Simplify the recoupment process.

# Advantages of Hub (Cont.)

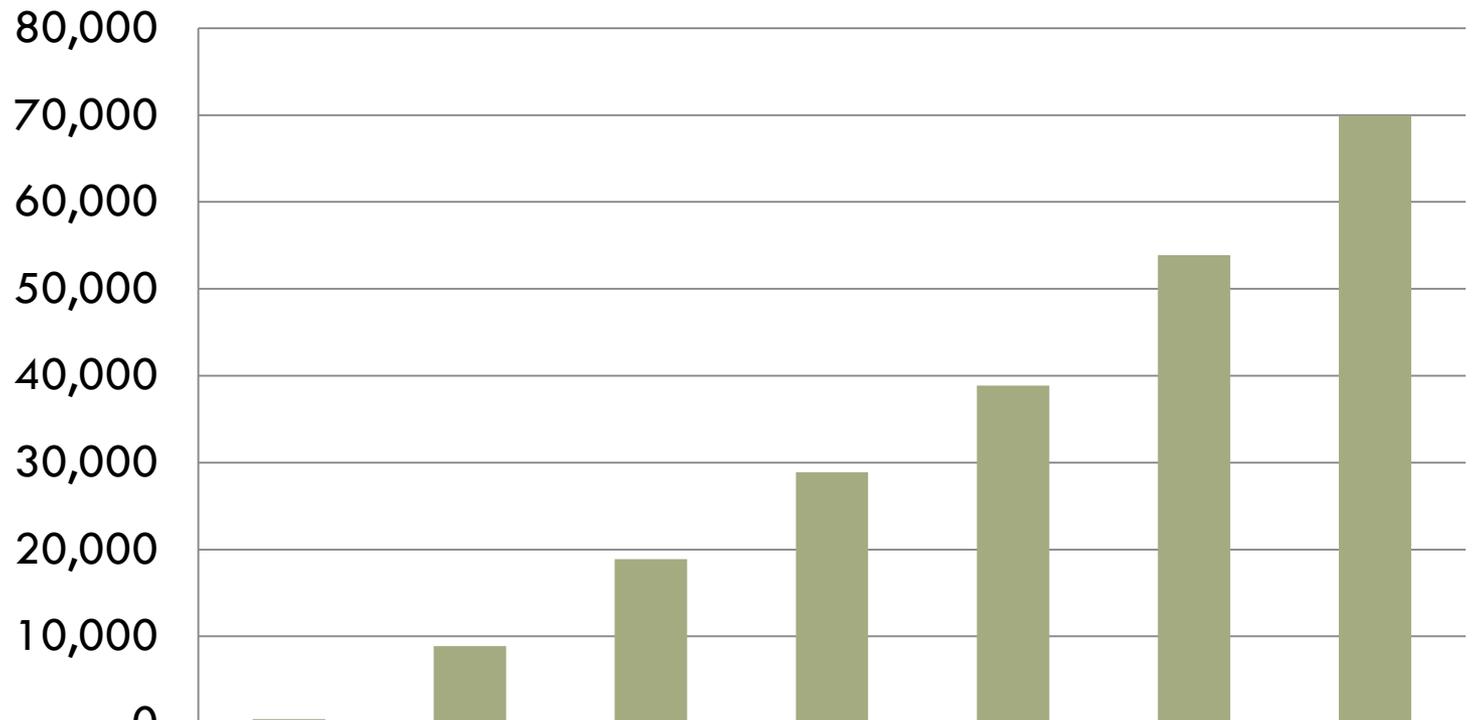


- Limit points of contact with the DSP for on-going monitoring and maintenance of the tenants particularly in relation to change of income details and household composition
- Limit points of contact for An Post for setting up Household Budget for HAP tenants
- Ensure a focused and consistent approach to debt collection for HAP
- The experience gained from the Hub will help towards detailing the process requirements for the long term delivery model

# HAP Update

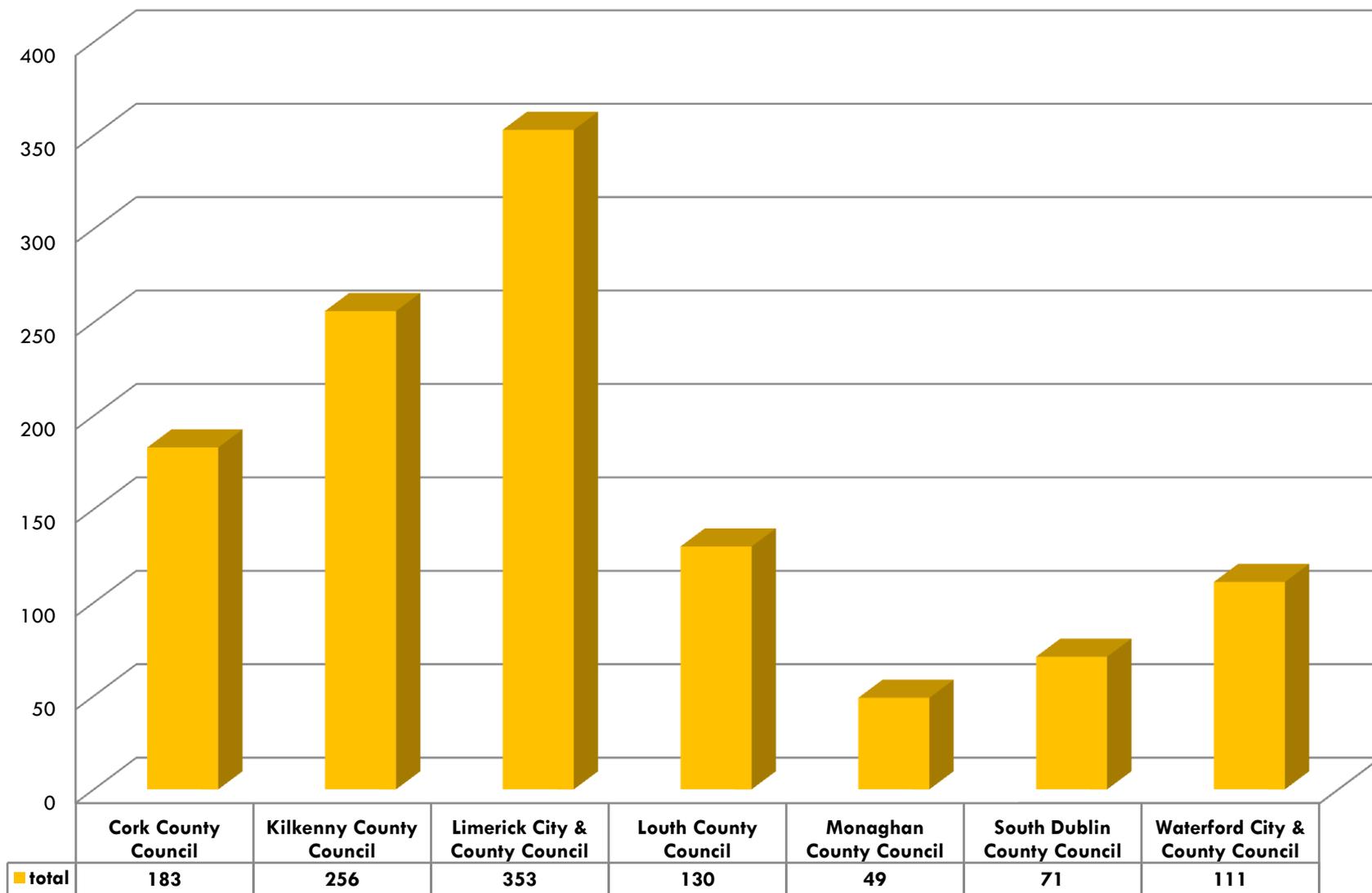
# HAP— Numbers

## Housing Strategy - Projected HAP Numbers

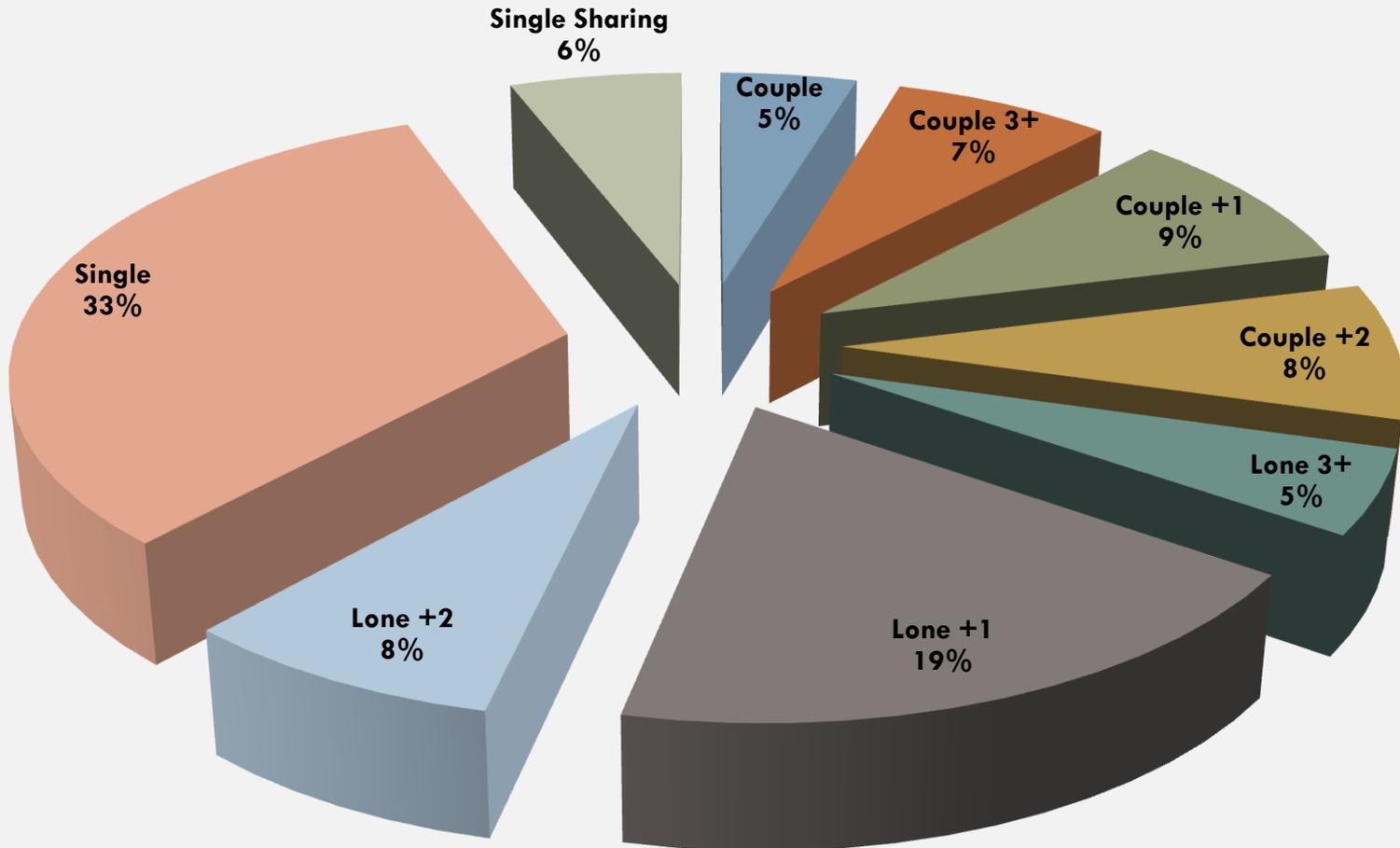


	2014	2015	2016	2017	2018	2019	2020
■ Projected HAP Numbers	485	8,885	18,885	28,885	38,885	53,885	69,925

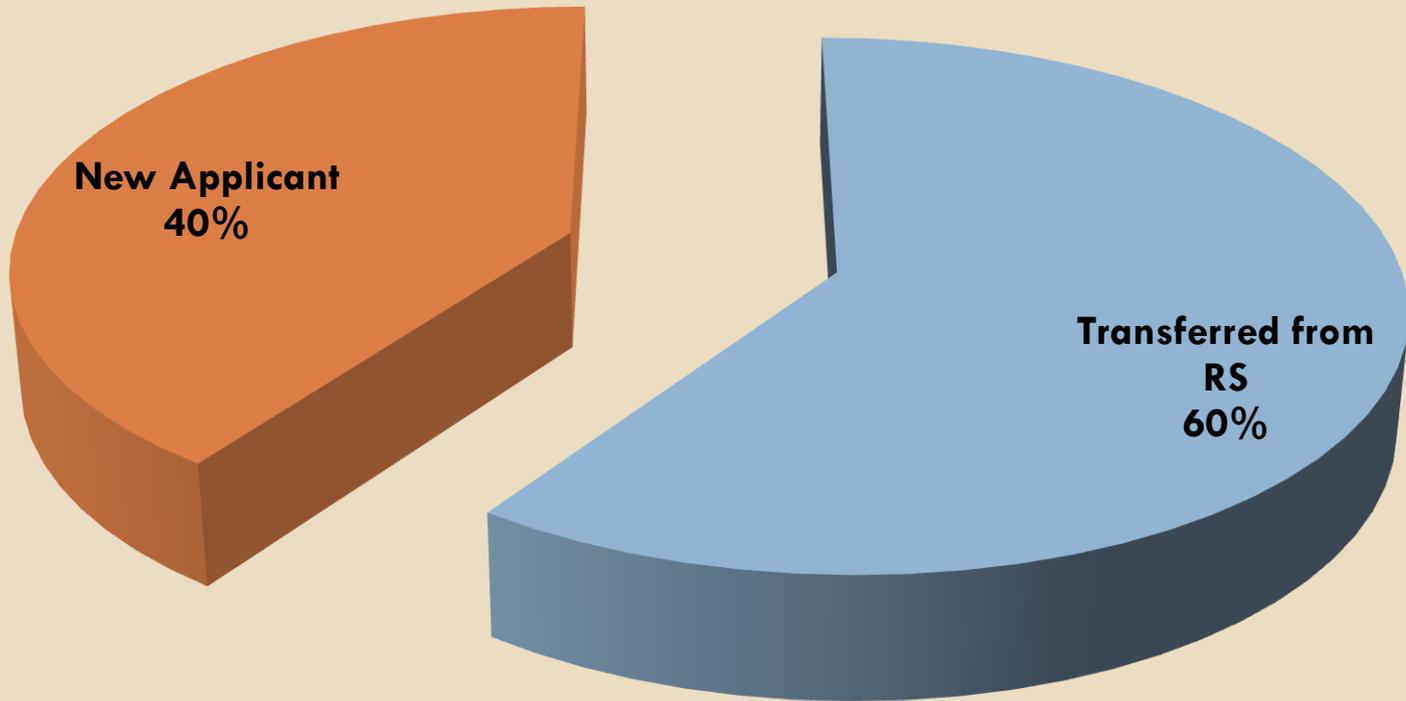
## No. of HAP tenancies @ 13th March 2015



## HAP Tenancies - Split by Household Type

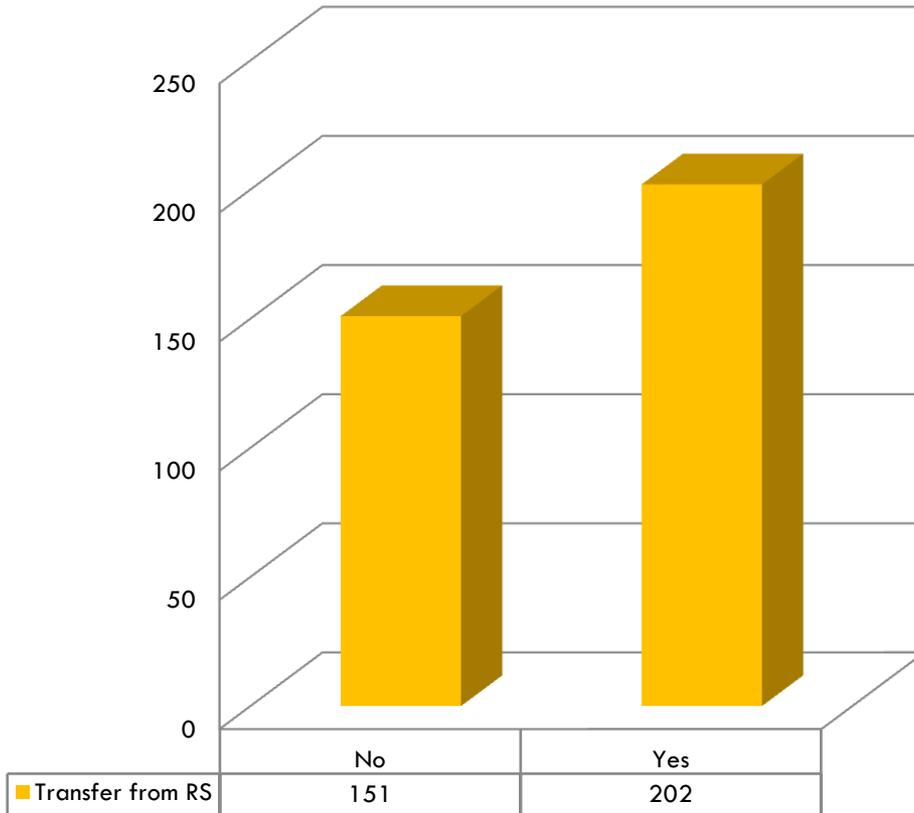


# HAP Tenancies - Transferring from RS or new

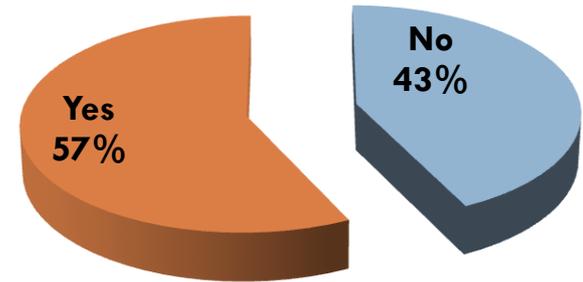


# HAP Update – Limerick City & County Council

# HAP Transfer from Rent Supplement

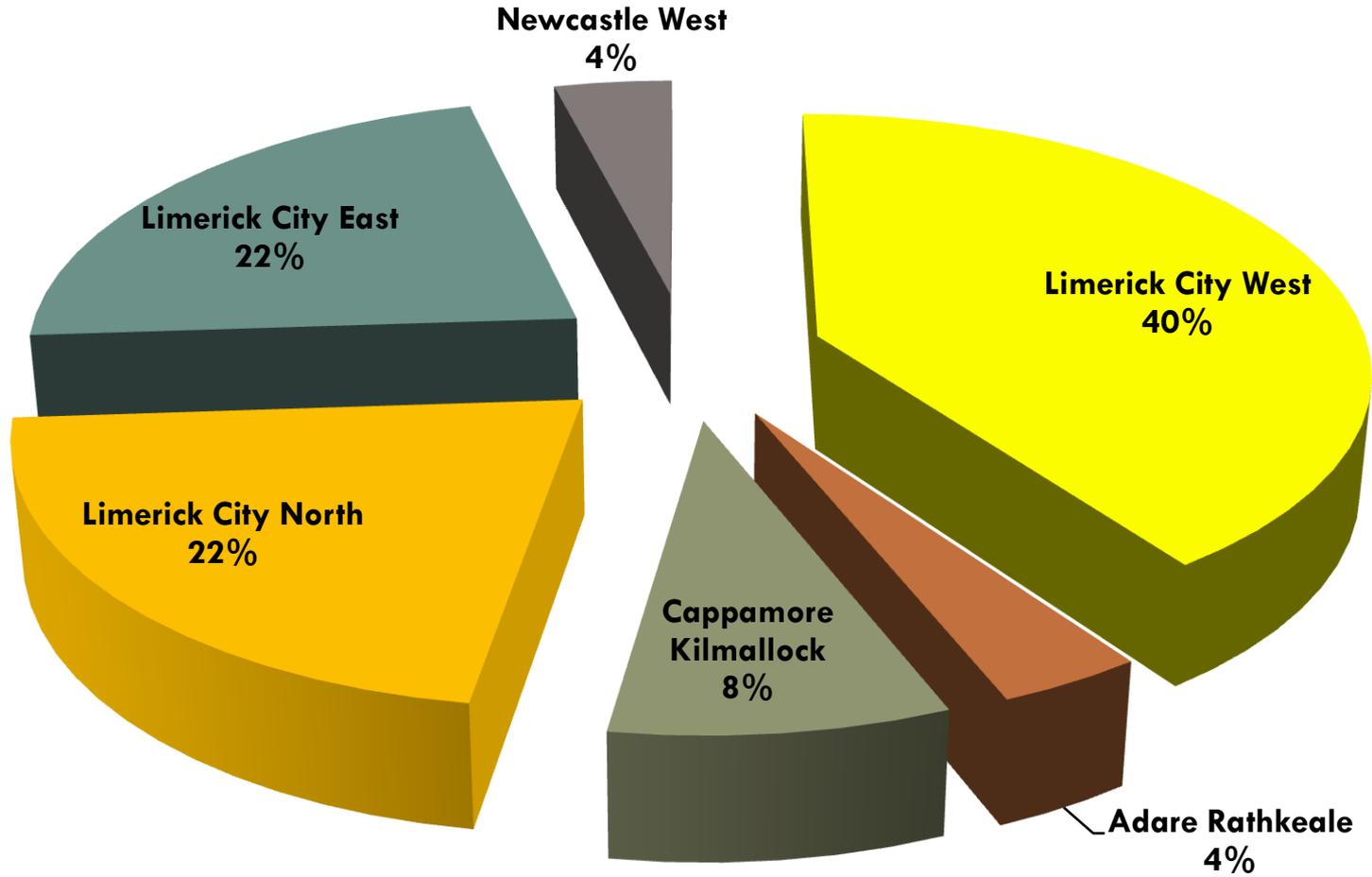


# % HAP Transfer from RS



Total @ 13<sup>th</sup> Mar 2015 = 353

# Analysis of HAP Tenancies by Municipal Area



# Limerick City & County Council - HAP Update - Split by Household Type

