



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

FAQ FOR PROSPECTIVE RAS TENANTS

Q: How do I know if I qualify for the RAS Scheme?

A: In order to be considered for the RAS Scheme, a person must be referred by the Homeless Action Team and also be assessed as having a long term housing need.

Q: How does the RAS Scheme work?

A: In a RAS contract, the local authority pays the landlord directly the agreed monthly rent payment for the property and the tenant of the property pays a weekly rent contribution to the local authority. No rent is paid by the tenant to the landlord.

Q: How much will my weekly contribution be?

A: The weekly rent contribution paid by a RAS tenant is calculated using the local authority's Differential Rent Scheme. The total household income for a family is assessed and the weekly rent is linked to any increase/decrease in the income circumstances of the family, i.e. if the income increases the rent increases proportionately.

Q: How do I know if my current accommodation is suitable?

A: As part of the RAS process, the property will be inspected to ensure it is suitable for the family size and that it meets the current Housing (Standards for Rented Houses) Regulations.

Q: Who is responsible for maintenance issues and repairs under a RAS contract?

A: Under a RAS contract the landlord retains responsibility for all issues relating to maintenance and repairs.

Q: How long is the RAS contract for?

A: A RAS contract is usually for a six year period

Q: Can a tenant vacate the contract during the 6 year period?

A: No- a tenant entering a RAS contract is committing to a six year contract for that property and cannot move to other RAS accommodation during this contract period. If a person

wishes to vacate the contract and fund alternative accommodation themselves they may do so once they give the required notice to the local authority and landlord as outlined in the Residential Tenancies Act 2004. A client also cannot leave RAS and go back on rent supplement again.

Q: Can my landlord terminate the RAS contract?

A: While it is generally expected that the vast majority of landlords will adhere to the terms of the RAS contract agreement, a landlord can terminate a RAS contract during the contract period as per the circumstances and notice given that is outlined in the Residential Tenancies Act 2004.

Q: Can my RAS contract be terminated by the local authority?

A: Yes- if there are issues relating to your tenancy which may include rent arrears, breaches of the RAS tenancy agreement, or anti-social behaviour, your RAS contract will be terminated by the local authority. (If this happens, you will have been deemed to have rendered yourself homeless and you will not be entitled to any assistance from the Homeless Action Team or any other form of social housing support)

Q: Can I stay on the Housing List if I transfer into the RAS Scheme?

A: Yes –you will remain on the Housing Waiting List while you are on the RAS Scheme. It is the tenant’s responsibility to keep their housing application up to date.

Q: If I am being considered for a RAS contract how does the process work?

A: A referral is received by the RAS Department from the Homeless Action Team and an assessment is carried out along with a Garda Check to explain the operation of the RAS Scheme to them. If successful, you are then placed on a waiting list. Once a suitable RAS property becomes available, contract documentation is exchanged between all parties.

Q: Who do I contact to discuss the RAS Scheme further?

A: You can ring the RAS Unit on 061-557170. The RAS Unit is based in the Housing Department, Limerick City & County Council, City Hall, Merchants Quay, Limerick. Information on the RAS Scheme is also available from the Department of Housing, Local Government and Heritage