

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

Housing and Community Directorate
City Hall
Anglesea Street
Cork

Phone: 021 4924690 or 021 4924724
Fax: 021 4924673
E-mail: ras@corkcity.ie

Rental Accommodation Scheme (RAS)

Frequently Asked Questions



Your Route to Added Security

Rental Accommodation Scheme (RAS) - Questions & Answers

RAS frequently asked questions

How is R.A.S. different to receiving Rent Supplement?

Depending on the details of the tenancy between the landlord and the tenant in receipt of rent supplement joining the RAS can have a number of positive outcomes for the tenant. These include adding security for the tenant through signing legal agreements and in some cases may reduce the tenant portion of the rent. Also rent negotiations with the landlord are done by the RAS section not the tenant.

Do I have to continue living in my current property if I register with R.A.S.?

Tenants are not forced to stay in their current rented property in order to enter the RAS however it can be difficult sourcing another property depending on demand for the type of property needed in the preference areas chosen on your application. Tenants are also free to source alternative accommodation themselves. We will provide guide rent prices relevant at the time to assist the tenant in finding a property that can enter the scheme and we will conduct negotiations with the landlords if we deem the rent being sought is not excessive.

How long will I be waiting to be housed under the R.A.S.?

As the Rental Accommodation Scheme sources private rented properties from a very competitive market the time it can take to secure a property can be difficult to determine. The main reason for this is the level of demand for the type of property needed in the preference areas chosen on your application. Generally tenants who enter the scheme fastest are tenants already in a private rented property who are happy to remain in that property, assuming we can persuade the landlord to take part in the scheme.

How long will I be in the RAS?

RAS is a social housing support. The length of time in RAS depends on many factors not least a tenant's continued need for housing support and whether the tenant's circumstances change.

How much rent would I have to pay on R.A.S.?

Tenant rent is determined based on tenant's income. Proof of income will be required and tenants must inform us when their income or any circumstances change. Rent is calculated in the same manner as city council tenants using the rents differential rents scheme.

Does my property have to pass an inspection before being accepted onto the scheme?

All private rented properties regardless of whether they are in the RAS are required to meet minimum standards as set out in the Housing (Standards for Rented Houses) Regulations, 2008 (S.I. No. 534 of 2008) as amended by the Housing (Standards for Rented Houses) (Amendment) Regulations 2009 (S.I. No. 462 of 2009).

As the RAS is managed by the local authority we ensure the property meets the required standard before entering into an agreement. We do this by requesting an inspection of the property to confirm if it complies with legislation.

Who is responsible for the repairs/maintenance of my property if I become a tenant of the scheme?

The landlord of the property will continue to be responsible for repairs and maintenance of the property. Any problems which may occur must be reported immediately by you directly to the landlord.

What happens if I take up employment during my tenancy?

This would be regarded as a change of circumstances. All you need to do is inform the RAS section who may need to adjust your rent to reflect the new circumstances. It should be noted that failure to notify us of the change of circumstances could lead to rent being charged retrospectively.

What happens if I meet a partner and want to move them in?

In these circumstances you would need to contact the RAS section to ascertain if the property would meet the housing needs of both you and your partner and will probably mean drawing up new agreements in order to protect the new tenant by formally adding them to the rental agreement.

What happens to my application for Housing if I accept R.A.S. accommodation?

All tenants housed under the RAS scheme after September 2011 are considered socially housed which means their housing application is closed. Tenants should be aware however that refusing offers under the Rental Accommodation Scheme are likely to impact on rental supplement payments and will lead to a housing application deferral once two offers have been refused under any social housing scheme including RAS. Tenants within the scheme may apply for transfer under the transfer criteria as set out in the Cork City Council's allocations scheme .

What happens if the landlord wants to sell the property?

If the landlord decides to sell the property Cork City Council will source alternative accommodation for you.

What is the procedure for transfers?

The reason for transfer will determine what process will be followed. Any tenant wishing to transfer should contact the RAS Section and a member of staff will advise on the appropriate course of action.

Can I move to another property if my circumstances don't change?

RAS is a social housing support and as such transfer requests are dealt with in accordance with Cork City Council's allocations scheme. When accepting entry to the RAS tenants should consider the offer being made as long-term .

If you have any other questions please contact us by phone or email. Contact details can be found on the front of this leaflet.