

Information for Landlords/Accommodation Providers

Carlow County Council will enter into contractual arrangements with accommodation providers to secure the medium to long term availability of privately rented accommodation for the RAS.

While different contract types may be entered into they will have in common the following main features:

- the council will pay the full rent to the landlord on behalf of the tenant;
- the Residential Tenancies Act 2004, will govern the relationship between the landlord and the tenant;
- the landlord must be tax compliant;
- the property must meet minimum standards for private rental accommodation as determined by the council;
- and
- the landlord must have registered with the Private Rented Tenancies Board (PRTB).

Landlord and Tenant Relationship and Responsibilities of Landlord.

The key landlord and tenant relationship remains between the property owner and the former rent supplement recipient. Carlow County Council will act as broker or agent on behalf of the tenant.

As such, the landlord will retain responsibility for:

- Insurances - property, landlords contents and public liability;
- Routine Maintenance/ Repair and replacement of equipment; and
- Dealing with breaches of the tenants obligations to the landlord should they arise.

How will rent levels be determined?

Rent levels will be determined by negotiation between the landlord and Carlow County Council and will reflect local market conditions. The rent may not exceed the current SWA rent supplement rent level in the area for each type of household (single parents, family households of various sizes etc.). These rent levels will act as an upper limit in negotiations between local authorities and landlords. However, Carlow County Council will seek a reduction in the current rent level in return variously for:

- The landlord not having to collect rents for the duration of the RAS contract;
- The landlord not having to fill vacancies (advertise and interview prospective tenants) for the duration of the RAS contract;

- The fact that the average yield across the private rented sector is less than a full years rent due to vacancies/ tenant turnover;
- The very bankable asset that a guaranteed fixed term RAS rent payment represents; and guaranteed prompt payment by Carlow County Council.

How to become involved in RAS?

Landlords with eligible SWA rent supplement tenants will be approached by Carlow County Council and invited to participate in the RAS, subject to meeting the eligibility criteria. All existing eligible SWA rent supplement tenants are due to be transferred to RAS by the end of 2008. Where their existing landlords do not wish to participate in the RAS, alternative properties will be secured.