

Rental Accommodation Scheme (RAS)
Leased Properties

Carlow Local Authorities - Housing Section – Policy

This policy outlines the mandatory requirement to entering into a RAS or Leasing contract with Carlow Local Authorities.

The Prescribed minimum requirements are listed as:-

1. Filled Expression of Interest Form (noting landlord name, landlord address, phone number, Property Address, Brief Property Description, and signature of property owner/ tenant).
2. Tax Clearance Certificate in name of Landlord signing contract.
3. Registration Number of Tenancy with Private Tenancies Board (PRTB).
4. Landlords PPSN (Personal Public Service Number).
5. Bank Account Details
6. Email Address
7. This property will be subject to an inspection by a member of Carlow Local Authorities staff to certify that the accommodation is fit for human habitation and is in compliance with the Housing (Standards for Rented Houses) Regulations, 2009.
8. Copy of most recent Fire Safety Certificate showing compliance with current building regulations (required for apartments).
9. Copy of Gas / E.S.B. Installation, Fire Alarm Certification (signed by registered installer) and a record of building maintenance programme (required for apartments).
10. Building Energy Rating (BER) Certificate on Dwelling.
11. Landlord is responsible for insuring property and contents.
12. Fire blanket and fire extinguisher must be provided.
13. Smoke and heat detectors to be mains powered (LD1 system), and to be fitted in kitchen and living room areas, and circulation areas on each floor.
14. Carbon monoxide detectors to be installed, as per manufacturers instructions and are to be mains powered, are to be located in areas affected by heat emitting appliances – such as stoves, gas burners, and solid fuel fires.
15. Pipes and Tanks in hot-press and attic are required to be lagged.

16. Ventilation is required in all habitable rooms. This minimum requirement is required to be mechanical extraction in Bathrooms and Kitchens.
17. Windows to habitable rooms are required to comply with minimum standards for escape and rescue as stated in Building Regulations TGD B. Regard must be given to dimensions, opening width, direction, and no lockable windows to habitable 1st and 2nd floor rooms, to ensure that occupants can be rescued in the instance of a fire emergency.
18. Window Guards are to be installed where required in accordance with TGD K. Window restrictors are required to be placed.
19. Radon Protection properties built after 1st July 1998, must have been fitted with a standby radon sump, with radon barrier in high radon areas. Properties built prior to 1st July 1998 may require to have Radon Testing undertaken, and works completed to reduce risk from Radon, in accordance with the guidance given from the Radiological Protection Institute of Ireland www.rpii.ie. Carlow County Council reserves the right to request radon testing be undertaken on any RAS property at any time.
20. All properties must be fully furnished with all electrical appliances.
21. Property Rental.
There are two options for landlords in respect of social leasing as follows:
Option 1: Landlord opts for 80% of market rent. Council is responsible for maintenance of the property.
Option 2: Landlord opts for 92% of market rent. Landlord remains responsible for all management and maintenance of the property.

Property must meet criteria in accordance with the [Guidelines for Housing Authorities in the implementation of Minimum Standards in Rented Accommodation, February 2011, Department of Environment, Heritage and Local Government.](#)