HAP (Housing Assistance Payment)

What is HAP?
HAP is a new form of housing support provided by local authorities. The introduction of HAP will mean that local authorities can now provide housing assistance for households who qualify for social housing support, including many long-term Rent Supplement recipients. Under HAP, local authorities will make the full rent payment, subject to rent limits, on behalf of the HAP recipient directly to the landlord. The HAP recipient will then pay a rent contribution to the local authority. The rent contribution is a differential rent – that is, a rent based on income and the ability to pay.

Why is HAP being introduced?
HAP is being introduced to provide a more integrated system of housing supports and aims to:
- Allow all social housing supports to be accessed through one body – the local authority, and
- Allow recipients to take up full-time employment and still keep their housing support.

Who is eligible for HAP?
- Any household that qualifies for social housing support will be eligible to apply for HAP.
- Current Rent Supplement recipients who qualify for social housing support will be transferred from Rent Supplement to HAP on a phased basis.

When is HAP being introduced?
HAP commenced operation in a small number of local authorities in 2014. HAP is being introduced on a phased basis in local authorities across the country. Please contact your local authority for more information.

A special trial version of HAP for homeless households has also commenced in the Dublin region (Dublin City Council, Fingal County Council, South Dublin County Council and Dun Laoghaire Rathdown County Council).

How does HAP work?
In order to qualify for HAP, a household must be qualified for social housing support by their local authority, which means the household must qualify to go on the local authority housing waiting list.
- HAP recipients will be responsible for finding their own accommodation in the private rented market. (This is the same as the current Rent Supplement scheme.)
- The landlord must agree to rent their property to the HAP recipient.
- The local authority will then pay the rent in full directly to the landlord, on the last Wednesday of each month, subject to terms and conditions including rent limits.
- The HAP recipient pays their rent contribution to the local authority. To begin with, rent contributions will generally be made through an An Post’s Household Budget Scheme.

What benefits has HAP?
For HAP recipients:
- HAP allows recipients to take up full-time employment, while still receiving housing support.
- The rent contribution payable by the HAP recipient will be based on the differential rent scheme for their local authority. This scheme links the rent contribution a household must pay to the household income and the ability to pay.
- HAP will help to regulate the private rental sector and improve standards of accommodation. Properties will be inspected to make sure that they meet the required standards.
- HAP recipients will be able to avail of all other social housing supports and options, if they so choose.
- Local authorities will be responsible for all social housing supports.

For landlords:
- The landlord will receive prompt payments directly from the local authority on a monthly basis in arrears, subject to the HAP recipient paying the local authority their rent contribution.
- There will be no need for rent collection from tenants who are HAP recipients leading to administrative savings for landlords.
- All payments are made electronically.
- From the 1st January 2016 onwards additional tax reliefs are available for landlords who rent their properties to tenants in receipt of Rent Supplement or social housing support from a local authority, such as HAP. Further information is available on www.revenue.ie

Who will continue to receive Rent Supplement?
Rent Supplement will still be available from the Department of Social Protection for people who don’t qualify for social housing support – for example, someone who is temporarily unemployed.

Normally, you need to show that you have been renting in the private sector for at least six months of the previous year and that you could afford your rent at the beginning of the tenancy. You may also qualify if you have received Rent Supplement at any time during the 12 months before applying.

Will HAP recipients be able to access other housing supports?
Yes. HAP recipients will have access to other social housing supports offered by local authorities, such as local authority housing or housing provided by Approved Housing Bodies. Any HAP recipient who wishes to do so will be able to access other social housing supports, not through the current waiting list system, but through the transfer system operated by local authorities. They can apply to transfer from HAP to other forms of social housing support such as local authority housing or housing provided by approved housing bodies. Examples of approved housing bodies include Glúid, Respond and Táthú.

Where a HAP recipient applies for a transfer immediately after entering HAP, the transfer list will reflect the time the recipient previously spent on the waiting list. The HAP recipient will therefore be placed on the transfer list on no less favourable terms than if they had remained on the waiting list.

Where can I find more information on HAP?
For further information about HAP, visit the Department of the Environment, Community and Local Government website: www.envireoin.ie or Citizen’s Information website: www.citizensinformation.ie or contact your local authority.
Céard í ICT?
Is í ICT an cinéide nuair a dtacóilteacht tithíochta ann soladh ar ag údaráis áitiúil. Cuídachtíocht tabhairt iseach ICT gur féidir le húdaráis aitiúla cumhachtachtaí a sholadh ar an duine aon duine is mó. Tá an tine leat na teaghlachtaí a dtacóilteacht an t-údaráis a chur leis an feadhlaigh ag a lán bhall. Is é seo ábhar a chur i gceist le húdaráis a dhaoine a dtacóilteacht an t-údaráis.

Cé féidir go bhfuil ICT i tabhairt isteach?
Tá ICT i tabhairt isteach chuig córas níos comhthaithe de iomlán leis an teaghlachtaí a dtacóilteachtaí a sholadh agus té sé mar duine eile:
- Rothacht a thabhairt ar thacaíochtachtaí tithíochtaí sóisialta a d'fhéadfadh an bhfuairteoir ICT de dheachár leis an t-údaráis.
- Cead a thabhairt a anfáidh leis an t-údaráis.

Cé a tháinig an cheist í?
Beidh teaghlach ar bith a chiallíonce le haghaidh tacaíocht tithíochtaí sóisialta ina chéad lárcaíse ar dhaoine a dtacóilteachtaí. ILCíochtán náisiúnta a bhíodh in ann léifíocht a fháil do chuil lena chaitheamh.

Cé a tháinig an cheist í?
Faoi an fhoirneachtaí ICT a thabhairt isteach.
- Tá aon duine eile a aistrithe ar an údaráis.
- Níor fheidhmithe an t-údaráis.
- Tá an t-údaráis.
- Níor fheidhmithe an t-údaráis.

Céard Lad na bunúsaithe as le ICT?
I gcríostaí an fháithíteoir ICT:
- Tugann an fháithíteoir ICT d'ur leis an t-údaráis.
- Is é an fháithíteoir ICT.
- Níor fheidhmithe an t-údaráis.
- Is é an fháithíteoir ICT.

An mbéidh fhoirneachtaí ICT in ann rochtaith a fháil ar tacaíochtachtaí tithíochta eile?
Beidh rochtaithe ICT a bhíodh in ann rochtaith a fháil ar tacaíochtachtaí tithíochtaí sóisialta eile a dtacóilteacht. Is é an fháithíteoir ICT a bhíodh in ann rochtaith a fháil ar tacaíochtachtaí tithíochtaí sóisialta eile a dtacóilteacht. Is é an fháithíteoir ICT a bhíodh in ann rochtaith a fháil ar tacaíochtachtaí tithíochtaí sóisialta eile a dtacóilteacht. Is é an fháithíteoir ICT a bhíodh in ann rochtaith a fháil ar tacaíochtachtaí tithíochtaí sóisialta eile a dtacóilteacht.