



An Roinn Tithíochta,  
Rialtais Áitiúil agus Oidhreachta  
Department of Housing,  
Local Government and Heritage

# Housing Assistance Payment

Deirdre Mason

Principal

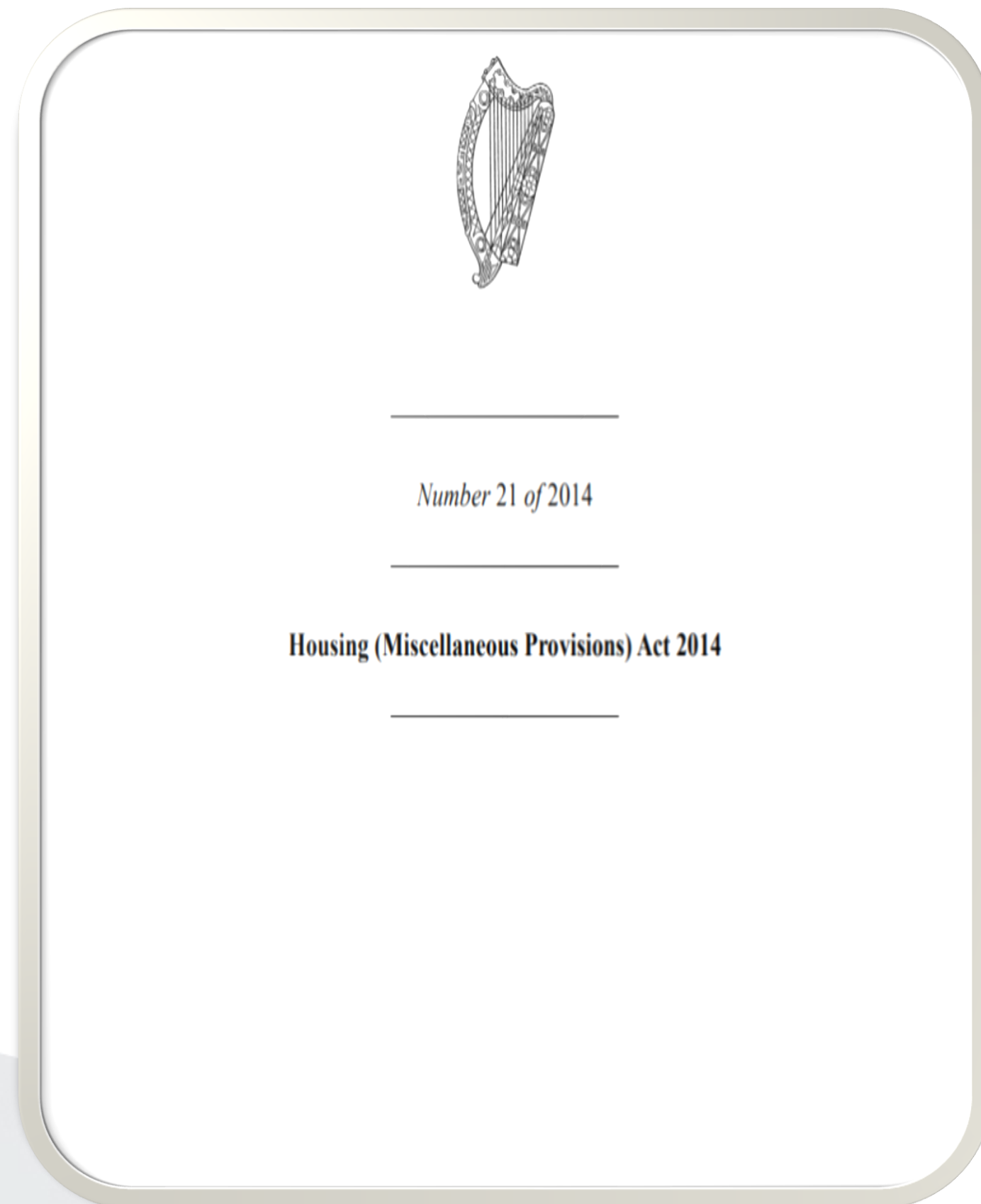
Leasing, HAP and RAS Unit

November 2020



# HAP: Background

# Rebuilding Ireland





# What is HAP?

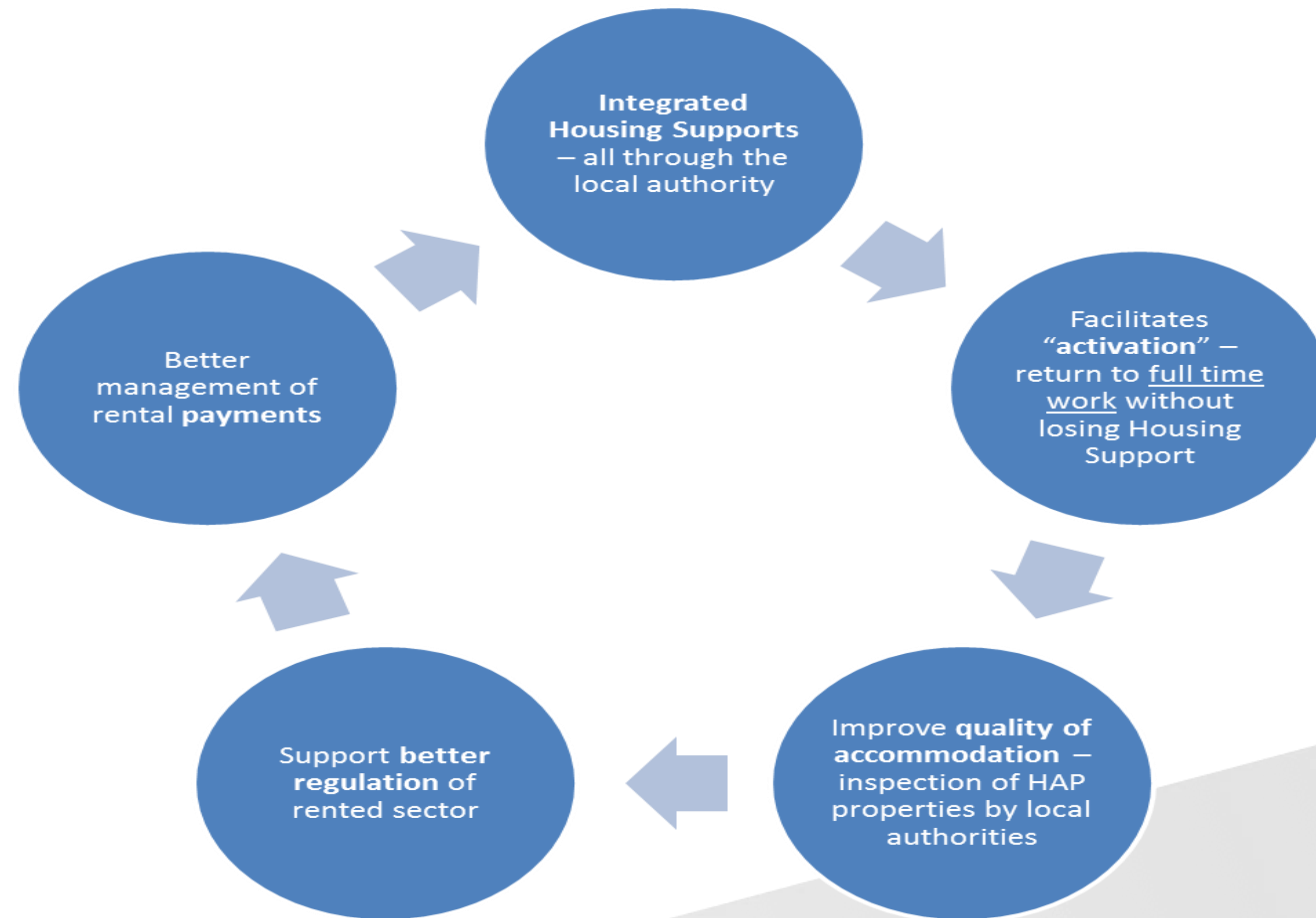


# HAP Basics



- Must be qualified for social housing support
- Sources own accommodation:
  - suitable to its needs: and
  - within HAP rent limits.
- HAP payment made on behalf of tenant to landlord on a monthly basis
- Tenant pays differential rent and can work full-time
- Place Finder Service - the Place Finder may find or assist in finding accommodation for a tenant.
- LA does not pay deposit, although some deposits may be paid for tenancies established under the Homeless HAP scheme.

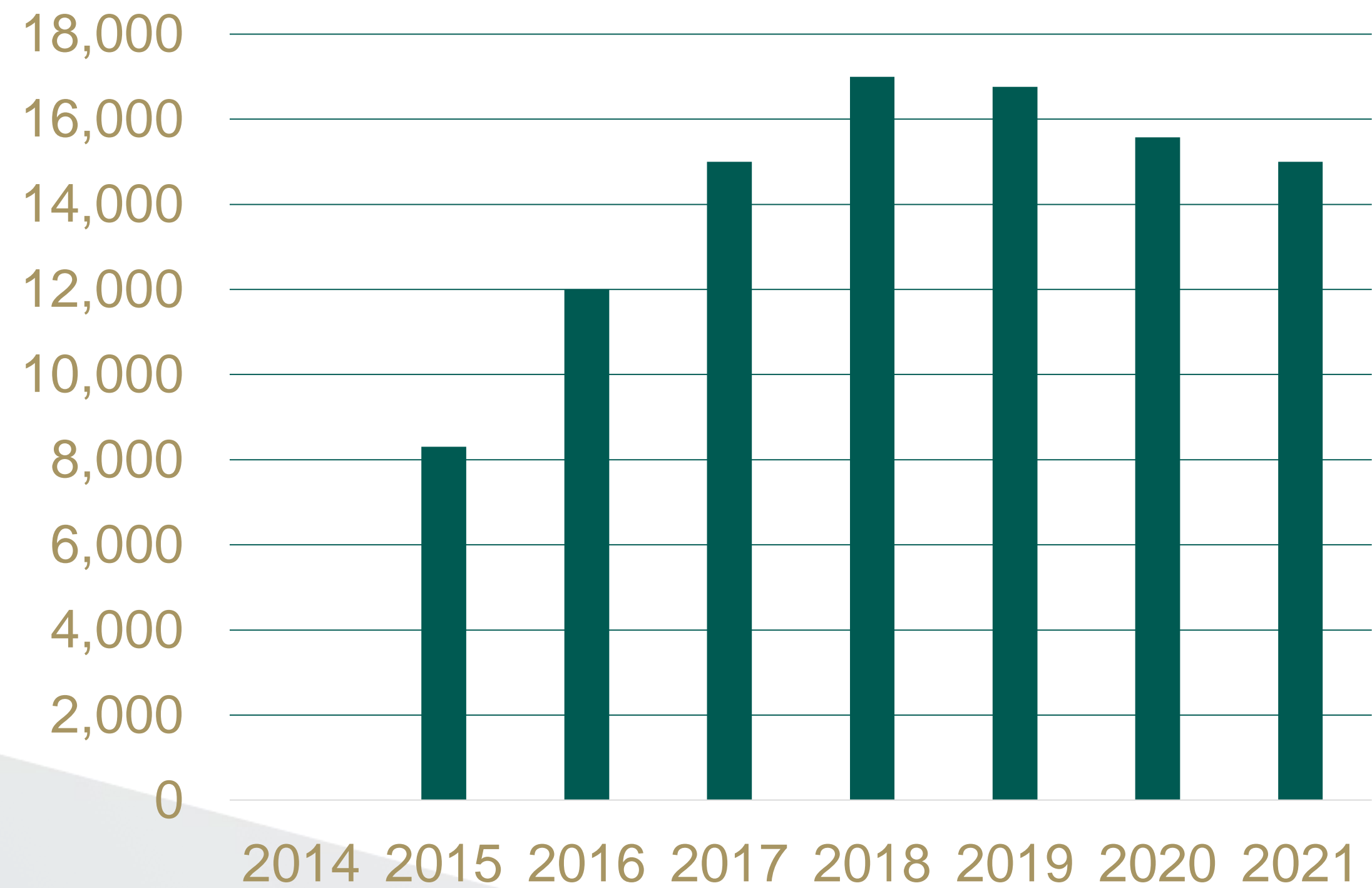
# Policy Objectives



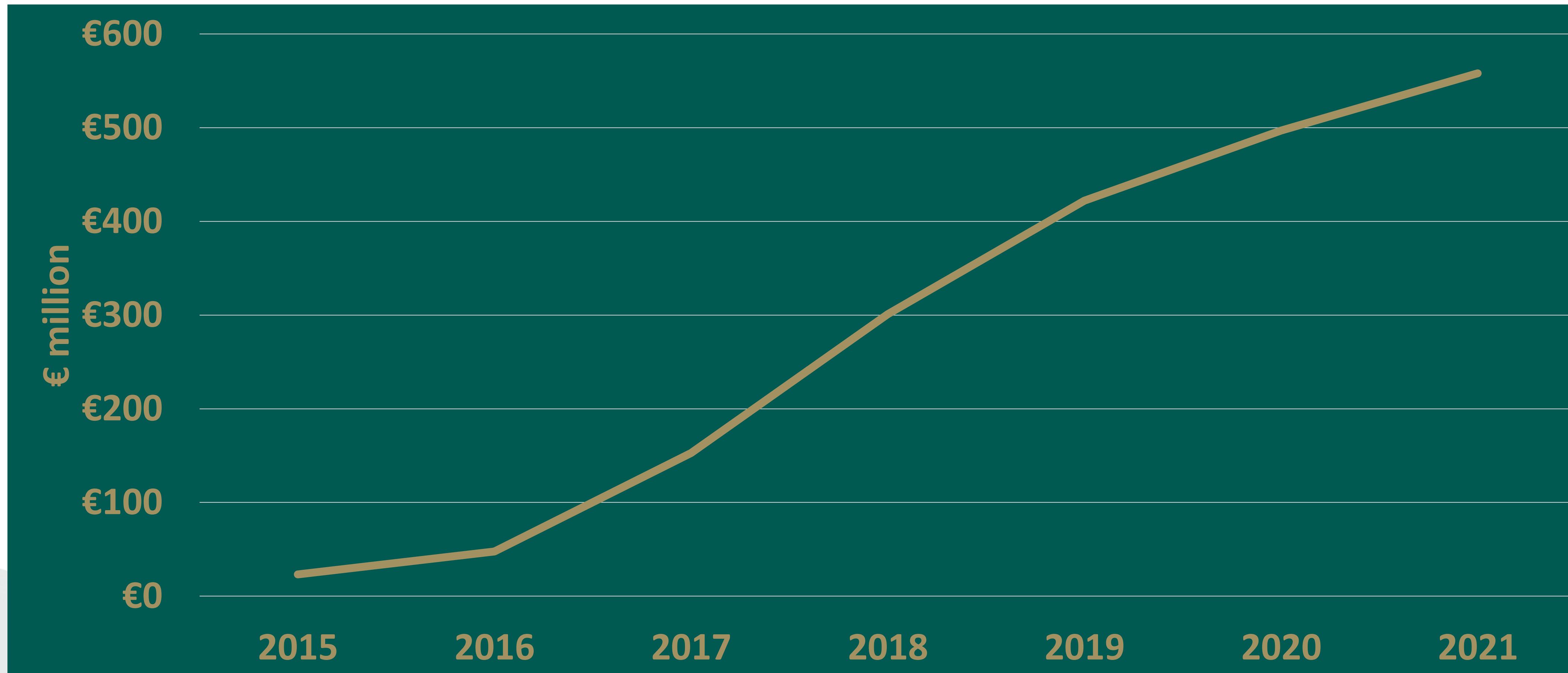
# HAP Targets 2014-2021



HAP Targets 2014 - 2021



# HAP Funding





# HAP Budget (2020 – 2021)

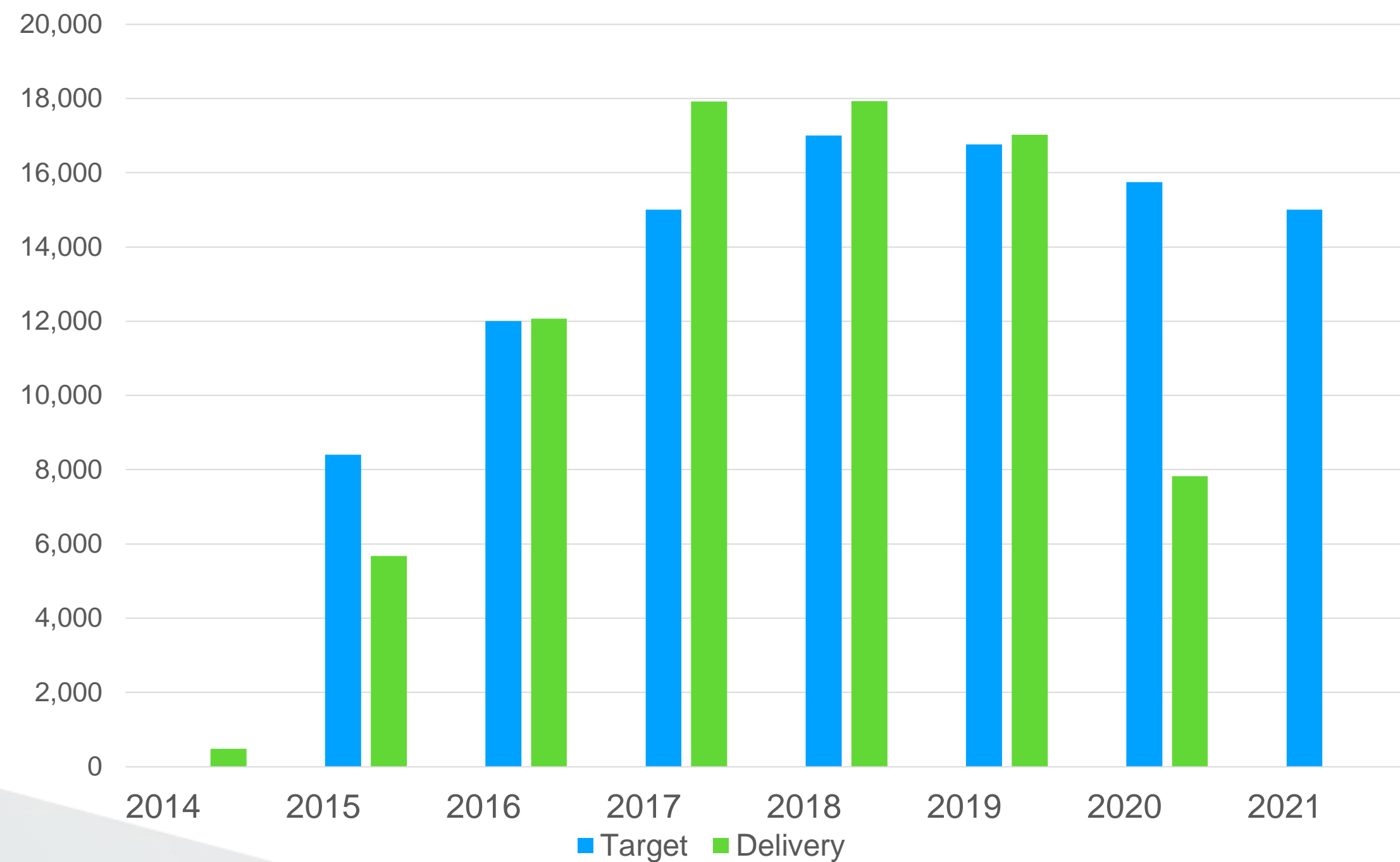


- Combination of Exchequer monies and tenant differential rents
- 2020 - €497m
- 2021 - €558m

# HAP Delivery



HAP Targets and Delivery 2014-2021



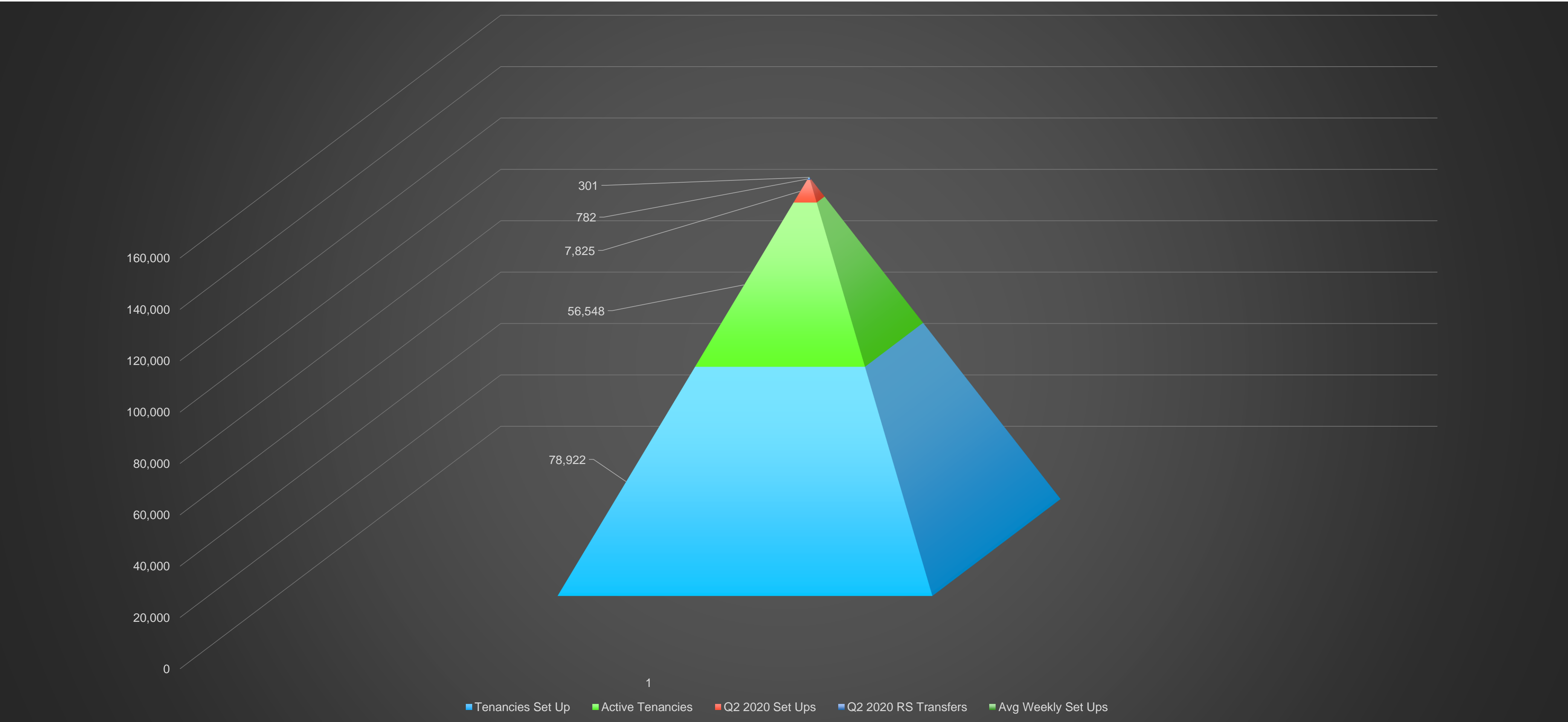
\*2020 delivery is for the period Jan - Jun only

# State supported tenancies in the Private Rented Market



Year	RS tenancies	RAS tenancies	HAP tenancies	Total tenancies
2014	71,533	20,473	485	92,491
2015	61,247	20,834	5,853	87,934
2016	48,041	20,306	16,493	84,840
2017	34,378	19,756	31,228	85,362
2018	24,303	18,916	43,443	86,662
2019	16,781	18,154	52,529	87,464

# 2020 HAP statistics





# Active HAP Tenancies - end Q2 20



Active HAP Tenancies - by Household Type, Q2 2020.



- Couple
- Couple +1
- Couple +2
- Couple +3
- Couple Sharing
- Single
- Single +1
- Single +2
- Single +3
- Single Sharing

Family Size/Type based on HAP Active Tenancies	% of Active HAP Tenancies	Total Active HAP Tenancies
Couple	4%	2,324
Couple +1	8%	4,511
Couple +2	10%	5,633
Couple 3+	7%	4,299
Couple Sharing	0%	126
Single	23%	12,865
Single +1	24%	13,405
Single +2	13%	7,262
Single 3+	6%	3,390
Single Sharing	5%	2,732
<b>Total</b>	<b>100%</b>	<b>56,548</b>

# HAP and Landlords end Q2 20



	Landlords	Letting Agents
Active	28,918	3,014
Active Properties	37,941	17,097
Largest cohort have 1-10 properties	28,821	2,695
Top 5 (combined properties)	392	1,548

# Landlords



1. HAP & Covid 19
2. HAP Processing Times
3. Arrears / Debt Management



# 1.HAP & Covid-19



# Guidance to LAs



- Continued focus on ensuring the provision of service and the continuation of the HAP scheme;
- HAP SSC would continue to provide support and offer flexible solutions, where possible;
- Set ups could continue, albeit expectations was for emergency situations only during level 5; and
- DEASP providing a range of financial supports that HAP tenants could avail of and continue to meet HAP commitments.

# HAP Inspections



- HAP legislation requires inspections of HAP properties
- Compliance with the Housing (Standards for Rented Houses) Regulations 2019
- Any dwelling not inspected in the 12 months before HAP, then an inspection must be arranged within the following 8 months.
- During Covid-19 measures, continued arrangement of inspections on HAP tenancies within 8 months (where required).
- Carry out inspections on HAP properties on a priority basis, if circumstances warrant an urgent inspection.



# 2. HAP

# Processing Times

# HAP Processing Times



- Validation times within local authorities may vary
- Application forms only accepted when both landlord and tenant sections are completed, signed and returned.
- Delays at the processing stage will result in the need to backdate payment to the landlord
- Backdated to when a complete and valid application form was received by the local authority.
- Landlord is not penalised for any delay.



# HAP Processing Times cont'd:



- Average processing time has reduced to 38 days.
- Measures taken in the context of Covid-19 had an impact on processing times.
- The Department and local authorities are aware of the importance of minimising HAP processing times.
- The Minister has communicated this message clearly; Department is closely monitoring the situation and working with LAs



# 3. Arrears / Debt Management

# COVID & Arrears Process



- To protect HAP tenants and ensure landlord payments, a decision was taken in March 2020 to temporarily suspend the Debt Management Process.
- Ministerial approval to recommence in Oct 2020
- Informal reminder letters issued to all HAP households over an arrears threshold in June and Sept
- Recommenced DMP allows longer timeframes for arrears to be cleared – protects both landlord payment and tenancy

# Benefits of HAP to Landlords



- Direct Payment
- Consistent
- Choice of tenant
- Market Rent
- Property Standards



# Thank You

[hap@housing.gov.ie](mailto:hap@housing.gov.ie)