



Rialtas na hÉireann
Government of Ireland

Prepared by the **Housing Agency** and the **Department of Housing,
Planning and Local Government**

Standard Long Term Social Housing Leasing Scheme

A standard Long Term Lease is an agreement from a Local Authority or Approved Housing Body (AHB) to lease a property from a property owner for a period of up to 25 years under conditions set out in the Lease Agreement.

General Principles

Term of Arrangement	<ul style="list-style-type: none">• 10-25 years
Properties Required	<ul style="list-style-type: none">• Minimum of 1 property• New or previously occupied properties in good condition• Range of property types required
Rent	<ul style="list-style-type: none">• Approximately 80% - 85% of open market rent• Paid monthly• Payments guaranteed for the lease term• No rent loss due to void periods• Rent reviews every three years
Internal Maintenance	<ul style="list-style-type: none">• Local Authority's/Approved Housing Body's Responsibility
Structural Maintenance	<ul style="list-style-type: none">• Property owner's Responsibility
Tenant Management	<ul style="list-style-type: none">• Local Authority's/Approved Housing Body's Responsibility

Tenant Management

- The Local Authority/AHB will manage the tenant
- There will be no requirement for you to register the tenancy
- No rent collection responsibilities
- No advertising or administrative costs
- Payment will continue even if the property is empty

What is the process?

1. Property Owner Submits Proposal

The local authority/AHB considers the proposal and will make an assessment as to the suitability of the units for housing in the area and consider if leasing or renting the property complies with its sustainable communities policy. The local authority/AHB will contact the property owner to discuss the proposal in more detail.

The Local Authority or AHB will also discuss the rent amount payable on the property at this point.

2. Property Owner Facilitates Inspection

If the property is in a location where the local authority has deemed the area suitable for leasing, the property will be inspected to determine if the property itself is appropriate for the Leasing Scheme

3. Agreement for Lease, Lease, Rental Agreement and Supporting Documents

Once the property passes the inspection process, a proposed lease and a request for supporting documentation will be issued to the property owner.

In some instances an Agreement for Lease can be signed to give comfort to the property owner.

Supporting documents required may include proof of ownership, lenders consent if required, and evidence of planning and building control compliance, etc.

A tax clearance certificate and BER certificate will also be required.

4. Sign Agreements

The property owner and the local authority or AHB sign the lease for a set term. Tenants are allocated to the property and both parties adhere to the conditions of the arrangement for the term agreed.

5. Tenancy

The Local Authority or AHB will pay a monthly rent once all conditions of the lease have been adhered to.

Other information

Tenants:

The properties acquired under this arrangement will be offered by the local authority or the AHB as accommodation to households who have been approved by the local authority for housing. Tenants will sign a tenancy agreement with the local authority or the AHB.

Head Lease Terms:

Before proceeding with a Leasing Proposal if the property is in a managed development the Head Lease of the development should be reviewed to ensure that sub-letting is allowed.

Lender's consent:

It will be the responsibility of the property owner to ensure they consult with their finance provider and to get consent to enter a leasing arrangement, if required.

Lessor's Obligations:

The Lessor will be required to have structural insurance on the property , for more information please contact the Local Authority or the Housing Agency.



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