

GENIO Housing Seminar

16th April 2014

KILDARE HOUSING
MY HOME- MY CHOICE



Creating
homes
together

KILDARE HOUSING - MY HOME MY CHOICE

PROJECT DESCRIPTION

- This project supports individuals , who are linked in with the Kildare Mental Health services to move onto independent living
- These customers, who previously lived with their families, unsuitable private rented or in a HSE-funded hostels, have themselves identified that they are ready to live independently in the community
- Working closely with the multi-disciplinary mental health team in Kildare, the project provides a flexible, person-centered, home-visiting service to each individual - enabling them to settle into their new home and sustain it successfully into the future

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How the aims are achieved?

- One Project Worker supports the customers to assess their needs and address any support needed for independent living skills.
- A Housing Officer with estate agent background supports clients to source suitable long term accommodation.
- Customer lead, My home My Choice.

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ARRISING ISSUES

- Kildare County Council – lack of homes
- Rent allowance CAP's
- High market rents
- Supply of private rented accommodation

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SOLUTION

KCC - RAS

Customer finds their own RAS unit.

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ISSUES WITH RAS

1. 18 month rule.
2. If my tenant leaves, the Local Authority will replace tenant with someone I don't know.
3. Rising rents.

SOLUTIONS

1. Over look 18 month rule.
2. Agreed that if FI tenant leaves, the Landlord can exit RAS if they wish.
3. Rent reviewed every year.

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THE NEXT STEP

- Cooperation of Department of Social Protection.
- DOSP agree to exceed the rent CAP to the market rent for the private rented property for one year only, on the basis that KCC agree in principal to take the property into RAS by the end of the tenancy.

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THE HARD BIT

Now you have spending power & the added incentive of a 5 year guaranteed rental income stream from the Local Authority, you start to look for units.

WHERE?

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BLOCKS

Estate Agents: *Rent Allowance not accepted.*

Why not?

- Fees
- Rent CAP's
- Delays in application process
- Preconception of the customer
- Fear of non payment of rent

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Take a defensive approach and tackle issues head on.



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- Contact the advertisers & give a brief outline about the service.
- Give some context: Talk about your customer & what their needs are. Emphasise your working relationship with them to date.
- Pre approval with DOSP, fast tracking.
- Tenancy support aspect of service
- Point of contact
- Lease renewal.

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SELLING RAS

Suggest RAS on the viewing.

- You will get a general idea from the outset whether the Landlord is interested or not.
- Suggest that everyone takes 6 months to settle in & then commence the application.
- Explain the application process and time line and most importantly the rent is reviewed annual to reflect market fluctuations.

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You only have the higher rent CAP for 12 months.

You must discuss worst case scenario with your customer and an action plan if the property is not RAS'd.

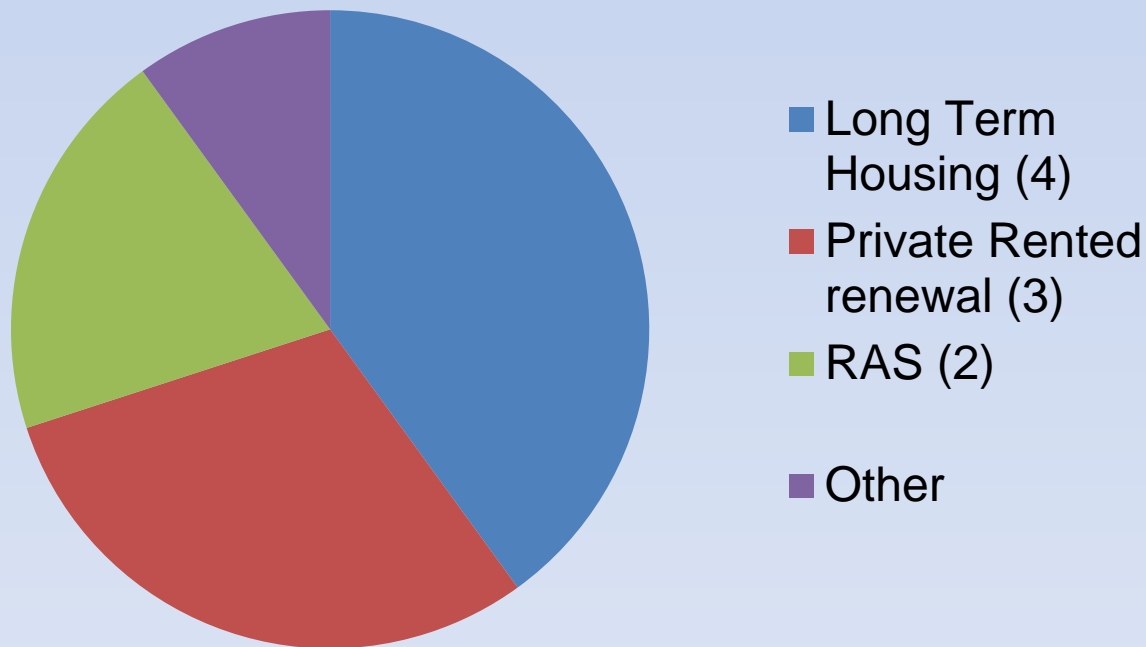
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What if the property does not go into RAS?

1. If the property is affordable, and if the property is an investment property, i.e. not a family home, you can renew your lease on rent allowance for a further term.
2. Pursue other long term housing options for your customer using the private rented accommodation as a base for them to development their independent living skills.

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10 customers from 2012/2013
Housing Stock



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