**Cost Rental FAQ**

The development of 55 homes is located in Rush, Co. Dublin convenient access to a range of local services and amenities

What is Cost Rental?

This new housing tenure offers a long-term, secure rental option that will contribute to the development of a healthy housing market in Ireland. The rent is based on the cost of building, managing and maintaining the homes which means it is an affordable housing option.

Where is the scheme located?

Mariners Way, Rush, Co. Dublin

How much is the rent?

Rents for the different types of units will be as follows

|  |  |  |
| --- | --- | --- |
| Development | No. of Dwellings | Cost Rent per month |
| Mariners Way, Rush, Co. Dublin | **55** |  |
| 1 Bedroom Apartments | 19 | €910 |
| 2 Bedroom Apartments | 29 | €1,155 |
| 2 Bedroom Houses | 7 | €1,260 |

All cost rental rents are set at a minimum level of 25% below the market rents in the area where the scheme is located.

How much is the deposit?

The deposit is one month’s rent minus €50.00

Are the houses furnished?

The apartments (or houses) are unfurnished; They will have flooring, blinds and white goods (fridge/freezer, dishwasher, oven & hob, microwave, washer/dryer)

Flooring coverings will be laminate flooring.

When will they be ready to move into?

They will be ready to move in by \_\_\_\_\_\_\_\_\_\_\_

How long is the tenancy?

The tenancy is for an initial period of 6 years. Provided there are no issues with breach of tenancy or rent arrears, it will automatically rollover after that. These properties are a long term rental option that offer security of tenure.

Will I be able to purchase the property?

No. These properties will not be available to purchase.

Am I eligible for the cost rental scheme?

To be eligible, you need to be able to prove the following;

* Your net household income is below €53,000 per annum
* You are not in receipt of any social housing supports
* You do not own a property
* Your household size matches the size of the property advertised
* You can afford to pay the cost rent for the home
* Your household has only entered one application for a specific cost rental property

What is net household income?

Net household income is calculated by adding together the net income for each household member aged 18 years and over. Net income means that income tax, universal social charge, pension related deductions and PRSI are deducted from the relevant gross assessable income.

How do I know if I can afford the rent?

We will carry out an affordability test to ensure your rent charge is not more than 35% of your net household income. In the event that it is higher, we will give you the option to provide evidence, that based on your current income you have paid the same rent or higher, for the preceding two years without defaulting.

How do I apply?

You can apply on the Respond website and follow the instructions. This is the only method to apply, applications **cannot** be made by post or over the phone.

Once you have selected the property you want to apply for, you will need to enter your details into our self-service eligibility checker and register your interest.

Can I apply multiple times?

No, one application per household only is permitted. Anyone applying multiple times will be disqualified from the lottery.

What size property can I apply for?

You should apply for the size property that matches your needs. We will seek not to under or over occupy properties. Set out below, are the guidelines we will be adopting:

* **One-bed Apartment** – suitable for a single adult to cohabiting couple
* **Two-bed House /**  – suitable for two adults or cohabiting couple/lone parent with 1 or more children

We will not consider an application that will lead to over occupation of a property. Over occupation is where more than two children are occupying one bedroom per household.

How will the cost rental homes be allocated?

Respond want to make sure that cost rental homes are allocated in the fairest and most transparent way possible. This will involve a lottery system via our website. Every application for each unit type will be entered into a lottery for random selection. If your name is chosen from the lottery, we will make contact with you to submit your documents so that we can verify you are eligible for a cost rental unit. If you qualify, we will then arrange an interview and viewing of the property.

How does the lottery work?

The lottery will be run once the advertising of the properties has ceased. This is operated by an external agency with full audit trail for transparency. The lottery will create at random; a list of all applicants and we will approach applicants from the top of the list.

What documents do I need?

If your name is chosen from the lottery, the following documents will need to be submitted;

* Proof of ID for each household member
* Proof of Address
* Proof of Residency
* Proof of Income for all members of the household over 18
* Landlord Reference
* Bank Statements

Please have these documents ready when you register your interest. If your application issuccessful, you will have 72 hours to upload your documents and complete the application process

What is acceptable proof for each document?

* Proof of ID (Current Valid Signed Passport/Current Valid Passport Card/Current Valid Travel Document/Current Valid EU/EEA Driving Licence– must contain photograph (Irish Provisional accepted)/Current EU National Identity Card)
* Proof of address (Utility Bill e.g. telephone, mobile, gas, electricity, heating, oil, waste collection (where a utility bill is a first bill, a second form of address verification is required)/Correspondence from a Regulated Financial Institution operating in the Republic of Ireland (Insurance / Assurance Co., Bank, Building Society, Credit Union, Credit Card Company)/Correspondence from a Government Department / Body)
* Proof of Residency in the Republic Of Ireland. Documents that are eligible as proof of residence are as follows
	+ Employment Details Summary (P60)
	+ Statement of Payments/Benefits from Dept. of Social Protection
	+ Tenancy agreement if you are renting
	+ Bank statements for at least 3 months showing day-to-day transactions or Direct Debits for utility bills
	+ An employment letter from your current employer, which includes your name, address and date you commenced work
* Proof of income
	+ If employed: Employment Details Summary (P60) and/or last three months payslips
	+ End of Year Statement (P21) along with accountants
	+ If self-employed– a minimum of 1 year’s accounts, along with an up-to-date tax balancing statement and preliminary tax receipt.
	+ Social Welfare Income – documentary evidence of all social insurance and social assistance payments, allowances and pensions being received by members of the household. As income of household members over 18 is also included in the assessment for qualification, evidence of payments to these household members is also needed.
* Landlord Reference, dated within the previous 6 weeks
* Bank Statements for the previous 6 months

When will I know if I am successful or not?

If your name is chosen from the lottery, you will hear from us within five working days after the closing date via email and a phone call.

Will you contact me if I am unsuccessful?

Yes, we will notify all applicants whether they are successful or not. This may take up to four weeks until all applications are assessed and processed.

Can I add my name to a cost rental waiting list?

No – Respond will not be holding a waiting list for cost rental housing. You will be able to apply again when schemes are advertised.

Can I transfer from a social home into a cost rental home?

No. You cannot transfer or apply for a cost rental tenancy if you receive social housing supports.

Will there be further cost rental schemes?

Yes, there will. Keep an eye on the Respond website for further details later in the year.