

Repair & Leasing Scheme Buy & Renew Scheme.

Rebuilding Ireland

Action plan for Housing and Homelessness.

Repair and Leasing Scheme Buy & Renew Scheme

Background-

- **Pillar 5 of Rebuilding Ireland – both schemes will contribute to Urban Regeneration / Village and Rural Renewal.**
- **Target Remediation of Vacant Units which require limited works.**
- **Do not require planning permission.**
- **Less development risk.**
- **Supplements delivery of units under construction programme.**

Repair and Leasing Scheme

How it works –

- **Targeted at owners of vacant properties who cannot afford to bring units up to the required standard for rental properties.**
- **Property shall be vacant for at least one year.**
- **Cost of necessary repairs, subject to property suitability and agreement of owner, can be met upfront by LA /AHB.**
- **Property owner to sign up to lease arrangement with LA/AHB for a minimum period of 10 years.**

Repair and Leasing Scheme.

- **Value of Repairs off-set incrementally against the agreed rental payment over a defined period within the lease.**
- **LA determine eligibility for scheme having regard to location and suitability of house for social housing, and extent of repairs required.**
- **Maximum cost of repairs allowable under scheme is €40,000.**

Repair and Leasing Scheme

- **Property Owner can choose to arrange for contractor to carry out work, or LA / AHB can arrange this.**
- **Under the lease arrangement LA/AHB take on ongoing management and maintenance responsibility for the property.**
- **Maximum Rent will be 80% of the current market rent (85% for apartments). Rent Review will take place every 3 – 4 years.**

Repair and Leasing Scheme

Cost of Repairs	Minimum duration of Lease	Offset to be cleared by
Up to €10,000	10 years	Year 8
Up to €20,000	15 years	Year 12
In excess of €20,000	20 years	Year 15

Under the terms of the Leasing Scheme, all properties leased must be furnished and include certain appliances.

Repair and Leasing Scheme

Next Steps –

- **Identify Suitable Properties – LA Knowledge, Expression of Interest from Property Owner, Vacant Property Register, or AHB sourced.**
- **Application process – full application form, incl property details, photographs, confirmation of ownership, submitted to LA.**

Repair and Leasing Scheme

Application Process contd –

- **LA desktop based evaluation carried out against pre-determined checklist. Demand for unit confirmed.**
- **Site visit and discussion/negotiation with owner on works required, who will manage, preparation of schedule of works, seek quotes. Quote must be agreed by LA and offset arrangement is agreed.**
- **LA and property owner sign agreement for lease. Works carried out. LA confirm and pay cost of works, sign lease.**

Buy and Renew Scheme

- **Objective is to purchase and renew housing units in need of remediation, and make them available for social housing use.**
- **Focus of scheme on older stock in towns where there is a need for social housing.**
- **LA may acquire units where the acquisition cost and cost of renovations does not exceed acquisition thresholds set for the County.**



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