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Housing and Accomodation



Private Rented Accommodation

How do I find private rented accommodation in Ireland?

You can look for private rented accommodation through local newspapers, real estate agencies or websites for example: www.daft.ie, www.let.ie and www.myhome2let.ie. The quality of rental accommodation can vary so you should view the property before making any tenancy agreement. It is common for people who have not met before to rent a house together and to share the costs of the house, including gas, telephone and electricity bills.

How do I pay for rental accommodation?

You usually pay rent monthly, in advance. An initial deposit of one or two months' rent is also required.

What is a rent book?

A rent book records information about the tenancy agreement and notes all your rent payments to the landlord. It is usually in booklet form. By law you are entitled to a rent book.

Your rent book should contain the following information:

- The address of your accommodation
- Your landlord's name and address or the landlord's agent (if any)

- Your name
- The date the tenancy started
- The length of the tenancy
- The amount of deposit paid
- The amount of rent and how it is to be paid
- details of any other payments for services, for example heating, cable television, telephone line
- a statement on the basic rights and duties of landlords and tenants
- a list of furnishings and appliances supplied by the landlord

What is the Private Residential Tenancies Board?

All landlords are required to register with the Private Residential Tenancies Board (PRTB). The PRTB also offers a dispute resolution service for landlords and tenants. If you call the PRTB and give them the address of the property they will confirm if it is registered or not.

Private Residential Tenancies Board

Canal House, Canal Road, Dublin 6

Telephone: 01 888 2960

Website: www.prtb.ie

Is there tax relief for rent?

If you live in private rented accommodation and you pay income tax (PAYE) in Ireland you may be eligible for tax relief on part of your rent. To apply you must complete **Form Rent 1**, which is available from your local tax office or from www.revenue.ie.

What can I do if I have a problem with my accommodation or if I have a dispute with my landlord?

If you cannot resolve the problem directly with your landlord you can contact Crosscare Housing and Welfare Information or Threshold.

Crosscare Housing and Welfare Information provides information and advocacy on housing, homelessness and social welfare issues.

1 Cathedral St., Dublin 1

Telephone: 01 8726775 / 8746915

Email: housingandwelfare@crosscare.ie

Website: www.crosscare.ie/housingandwelfare

Threshold provides advisory and advocacy services for tenants and long term solutions for people who are homeless.

Threshold Head Office,
21 Stoneybatter, Dublin 7.
Telephone: 01 6786096

Website: www.threshold.ie – Threshold also have offices in Clonmel, Cork, Dundalk, Galway, Limerick and Tralee.

Local Authority Housing

What is local authority housing?

Local authority housing is housing provided by local government in Ireland. They are the main providers of accommodation for people who need housing and cannot afford to buy their own homes. Local authority housing is also known as Social Housing, Council Housing or Public Housing.

How can I access local authority housing?

You should make your application to your local authority. The local authority must then approve and prioritise the application. This assessment takes into account your income, family size, present accommodation and any special circumstances such as age and disability. You must be resident in Ireland before you will be entitled to make an

application. Depending on the area, you may be waiting a number of years before you will be entitled to local authority housing. Waiting lists are long and there is a shortage of available houses. If you voluntarily leave local authority housing in Ireland, Britain or any other country, the authorities in Ireland will be under no obligation to provide you with accommodation.

Do I have to pay for local authority housing?

Yes. The local authority decides on the amount of rent you should pay based on your personal circumstances and income.

What exactly do local authorities offer to people who need housing and cannot afford to buy their own homes?

Local authorities offer a variety of schemes including: Shared Ownership, housing association homes, low cost housing sites, improvement loans, local authority mortgages and the Affordable Housing Scheme:

www.affordablehome.ie. For more information on all of these schemes contact your local authority: www.environ.ie.

Buying a House

How much does it cost to buy a house in Ireland?

Prices vary depending on where the house is located. Useful websites include www.daft.ie, www.propertyladder.ie and www.myhome.ie. You can also contact real estate agents for house prices: see 'Auctioneers, Estate Agents and Valuers' in your Golden Pages telephone directory or go to www.goldenpages.ie.

How do I get a mortgage in Ireland?

You can get a mortgage from banks, building societies or mortgage brokers. Interest rates vary and may be at a fixed or variable rate.

Note: Most lenders will only offer a mortgage if you have stamp 4. However, if you have another immigration stamp you may be eligible for a mortgage if you have been resident in Ireland for 3 years.

What other costs are involved in buying a house?

Depending on the cost and size of the house you may have to pay tax to the government called Stamp duty. However, if you are a first time buyer you may be exempt from this tax. In general, you will also have to pay a solicitor about 1% of the

purchase price. You will also need to have home insurance. For more information on the costs of buying a house in Ireland, contact:

I.A.V.I. (Institute of Auctioneers and Valuers in Ireland)

Website: www.iavi.ie

Safety at home checklist

How can I prevent against a fire in my home?

- Install smoke alarms. In a two storey house, there should be at least 4 smoke alarms
- Plan an evacuation drill so that every member of the household knows what to do in the event of a fire

For a Home Safety Check Sheet look for 'Fire Safety' under 'Local Government' on www.environ.ie

Homelessness

If you are homeless you should contact your local authority or call the freephone number 1800 724 724 (in Dublin only) for advice and information on accessing emergency accommodation.

You can also go to Crosscare Housing and Welfare Information for information on centres that provide cheap or free food, shelter and healthcare.

For a map of homeless services in Dublin city go to:

www.crosscare.ie/housingandwelfare

Other homeless organisations include:

Simon Communities of Ireland

28/30 Exchequer Street, Dublin 2

Telephone: 01 6711606

Website: www.simon.ie

Focus Ireland

9/12 High Street, Christchurch, Dublin 8

Telephone: 01 8815900

Website: www.focusireland.ie

Note: There is a shortage of beds in homeless shelters so there is no guarantee that you will be accommodated. If you are, you will only be able to stay in this accommodation for 1-2 nights.

For more about Housing and Accommodation in Ireland visit our website: www.livinginireland.ie

