

HAP – Briefing

- The Housing Assistance Payment (HAP) is currently available in all 31 local authority areas and to homeless households in the Dublin local authorities under the Homeless HAP pilot. There are currently some 36,000 households being supported by the scheme, including 17,916 additional households in 2017.
- The HAP scheme is provided under Part 4 of the Housing (Miscellaneous Provisions) Act 2014.
- Revised HAP and Rent Supplement rent limits took effect from 1 July 2016. Additional flexibility to exceed the prescribed maximum rent limits was extended to all local authorities where HAP was operational.
- From available data at the end of Q1 2018, approximately 25% of the total number of households being supported by HAP were benefiting from the additional flexibility that was provided to local authorities to exceed the maximum rent limits. When the additional discretion available to homeless households in the Dublin Region is removed, 18.9% of households nationally were benefiting from the additional flexibility. In those cases, the average rate of discretionary payment being used was 15.4% above rent limits provided.
- A summary of the household classes supported by the HAP scheme at Q1 2018 is set out below:
 - Single / Single Sharing - 29%
 - Couple / Couple Sharing - 4%
 - Lone Parent with Children - 41%
 - Couple with Children - 26%
- The HAP scheme is funded through a combination of Exchequer monies and tenant differential rents collected in respect of HAP tenancies. The provisional Exchequer outturn for the HAP scheme in 2016 was in excess of €57 million. The majority of this funding was to support the on-going costs of tenancies established in 2015 that continued into 2016, and the costs of the 12,075 additional households supported by the scheme in 2016. Budget 2017 increased the Exchequer funding for the HAP scheme to €152.7 million, in order to meet the continuing costs of existing HAP households, and the costs of supporting an additional 15,000 households by HAP in 2017.
- Budget 2018 further increased the Exchequer funding for the HAP scheme by €149m to €301 million. This will allow for the continued support of existing HAP households

and also enable an additional 17,000 households targeted under Rebuilding Ireland to be supported by HAP in 2018, as well as supporting the roll-out of the HAP Place Finder Support Service across the country.

- Of the 36,000 active HAP tenancies, 9,591 are transfers from rent supplement. In addition to the on-going transfer of long-term rent supplement recipients to HAP, the majority of new applicants seeking State support towards their rent are being supported by the local authorities under HAP rather than rent supplement.
- Once transferred from Rent Supplement to HAP, households are in receipt of a much more secure form of state support and crucially the linkage between their employment status and their housing need is broken. They can work fulltime.
- The table below shows the SHS/ RBI targets, households supported, number of RS Transfers, the number of local authorities operating the scheme, the Exchequer Allocation and Output:

Table 1: HAP Scheme

Year	Target	Additional Households supported at end of year	Number of Rent Supplement Transfers	No. of LAs operating HAP Scheme	Exchequer Allocation €M	Outturn €M
2014	n/a	485	n/a	7	0.500	.394
2015	8,400	5,680	2,100	18	23.2	15.64
2016	12,000	12,075	3,568	28	47.7	57.69
2017	15,000	17,916	3,185	31	152.7	152.69
2018	17,000	-	-	31	301	

HAP Scheme Key Information Q1 2018

Summary of HAP Active Tenancies Set-up @ 31st March 2018

Opening HAP Active Tenancies @ 1 st Jan 2018	=	31,228
2018 Increase in HAP Active Tenancies	=	3,536
HAP Active Tenancies @ 31st March 2018	=	34,764
HAP Closed Tenancies @ 31 st March 2018	=	5,938
Total HAP Tenancies set-up @ 31st March 2018	=	40,702

The flexibility of HAP as a social housing support is one of the scheme's key characteristics and was one of the primary benefits envisaged at the outset of the scheme. With this in mind, guidelines on Inter authority movement were introduced within 2017 to allow for local authorities to facilitate movement of HAP households from one local authority area to another in cases where a HAP tenant, currently on a local authority waiting list, wishes to access rented accommodation with HAP support in another local authority area.

HAP tenants continue to be dealt with by their originating local authority. However, the rent limits will be those that apply in the local authority where the property is situated. The originating local authority will engage with the relevant new local authority to facilitate eligible requests for inter-authority movement.

Summary of Inter-LA Movement (as at 06 Apr 2018)	
Within the four Dublin local authorities	1,068
Dublin to other LA's	128
All other inter-LA movement	644
	1,840

Report A - HAP Update 2018 @ 31 March 2018

Local Authority	Total HAP Tenancies Set-up	Total Active HAP Tenancies	2018 HAP Tenancies Set-up	2018 Active HAP Tenancies (Increase from 1st Jan 2017)	2018 RS Transfers (Increase from 1st Jan 2018)	Avg. Weekly Set-up 2018	Q1 Indicative Weekly Target	5 Week Trend - Avg. Weekly Tenancies
Carlow County Council	784	621	59	40	9	5	6	4
Cavan County Council	187	168	44	37	0	3	3	3
Clare County Council	1674	1251	109	58	-7	8	15	6
Cork City Council	2028	1731	161	106	-4	12	15	16
Cork County Council	3529	2903	330	256	48	25	20	25
Donegal County Council	2159	1656	123	29	-24	9	15	6
Dublin City Council	1345	1311	305	284	68	23	40	21
Dun Laoghaire Rathdown County Council	218	215	52	50	11	4	5	2
Fingal County Council	711	708	220	220	59	17	15	15
Galway City Council	1105	1030	127	111	31	10	15	8
Galway County Council	885	803	93	75	9	7	10	7
Kerry County Council	612	577	163	150	44	13	7	10
Kildare County Council	1732	1559	179	123	0	14	15	11
Kilkenny County Council	1231	875	71	39	10	5	5	5
Laois County Council	430	416	106	100	29	8	5	5
Leitrim County Council	149	134	45	39	3	3	3	3
Limerick City & County Council	2616	2027	142	79	-8	11	15	10
Longford County Council	184	165	42	37	3	3	3	3
Louth County Council	2536	2136	222	167	-2	17	15	16
Mayo County Council	1050	898	108	81	15	8	10	7
Meath County Council	1532	1382	200	162	11	15	15	10
Monaghan County Council	620	459	50	22	1	4	5	5
Offaly County Council	889	758	92	74	27	7	10	6
Roscommon County Council	247	233	65	62	35	5	3	3
Sligo County Council	609	527	84	60	5	6	5	4
South Dublin County Council	2508	2327	169	147	41	13	15	13
Tipperary County Council	2087	1691	135	58	4	10	15	6
Waterford City & County Council	2138	1727	177	122	0	14	15	10
Westmeath County Council	468	446	89	80	3	7	7	6
Wexford County Council	728	676	159	140	55	12	7	16
Wicklow County Council	551	531	118	107	42	9	7	8
Subtotal	37542	31941	4039	3115	518	311	341	271
Dublin Regional Homeless Executive*	3160	2823	517	421	11	40	N/A	29
Grand Total	40702	34764	4556	3536	529	350	341	300

Average monthly payment by Local Authority @ 31st March 2018¹	
Local Authority	Avg Landlord Pmt by LA
Carlow County Council	€542
Cavan County Council	€434
Clare County Council	€435
Cork City Council	€734
Cork County Council	€699
Donegal County Council	€385
Dublin City Council	€1,270
Dun Laoghaire Rathdown County Council	€1,280
Fingal County Council	€1,299
Galway City Council	€784
Galway County Council	€661
Kerry County Council	€501
Kildare County Council	€912
Kilkenny County Council	€559
Laois County Council	€545
Leitrim County Council	€407
Limerick City & County Council	€558
Longford County Council	€403
Louth County Council	€782
Mayo County Council	€492
Meath County Council	€912
Monaghan County Council	€462
Offaly County Council	€487
Roscommon County Council	€444
Sligo County Council	€493
South Dublin County Council	€1,161
Tipperary County Council	€474
Waterford City & County Council	€492
Westmeath County Council	€544
Wexford County Council	€512
Wicklow County Council	€979
Average Monthly Landlord Payment	€751
Avg Monthly Landlord Pmt @ 31st Dec 2017	€735

¹ Homeless HAP (DRHE) data is included with the relevant Dublin Local Authority .

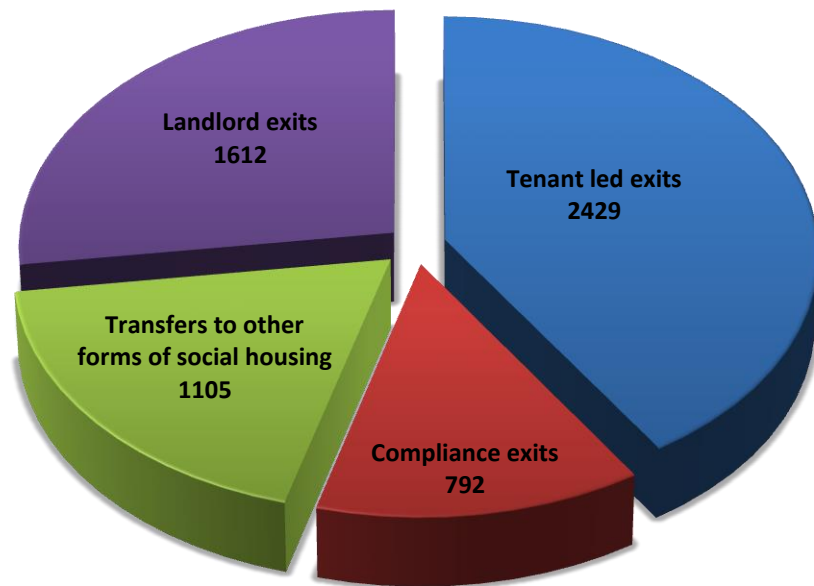
Use of Discretion by Local Authority @ 31-03-18²

Local Authority	Excl. DRHE Homeless 50%			
	# Overall	# discretion	%	Avg % rate of discretion
Carlow County Council	618	81	13.1	15.8
Cavan County Council	166	5	3.0	20.0
Clare County Council	1,241	177	14.3	18.1
Cork City Council	1,682	617	36.7	14.2
Cork County Council	2,804	263	9.4	16.5
Donegal County Council	1,649	4	0.2	12.6
Dublin City Council	1,449	422	29.1	14.1
Dun Laoghaire Rathdown County Council	214	159	74.3	17.7
Fingal County Council	713	369	51.8	13.9
Galway City Council	1,013	533	52.6	14.8
Galway County Council	791	85	10.7	14.8
Kerry County Council	563	180	32.0	17.3
Kildare County Council	1,548	655	42.3	13.9
Kilkenny County Council	867	38	4.4	17.8
Laois County Council	409	29	7.1	17.2
Leitrim County Council	129	0	0.0	0.0
Limerick City & County Council	2,015	54	2.7	18.1
Longford County Council	161	30	18.6	16.3
Louth County Council	2,134	200	9.4	16.1
Mayo County Council	890	649	72.9	17.0
Meath County Council	1,367	613	44.8	14.1
Monaghan County Council	454	96	21.1	18.6
Offaly County Council	742	29	3.9	17.8
Roscommon County Council	229	13	5.7	13.7
Sligo County Council	518	18	3.5	17.1
South Dublin County Council	2,349	60	2.6	14.8
Tipperary County Council	1,686	266	15.8	17.5
Waterford City & County Council	1,717	135	7.9	16.5
Westmeath County Council	439	53	12.1	16.4
Wexford County Council	625	85	13.6	15.6
Wicklow County Council	523	86	16.4	16.9

Local Authority	Incl. DRHE 50%			
	# Overall	# DRHE only	# discretion	%
Dublin City Council	3,578	2,129	2,551	71.3
Dun Laoghaire Rathdown County Council	256	42	201	78.5
Fingal County Council	904	191	560	61.9
South Dublin County Council	2,539	190	250	9.8

² Total tenancies in this table may not match other tables as this analysis is limited to transactions which have been fully completed by the SSC and will not include those still in progress.

Report H.1 : Analysis of Closed - Exit Tenancies @ March 31st 2018



- Tenant led exits
- Compliance exits
- Transfers to other forms of social housing
- Landlord exits

Total: 5,938

Tenant Led Exits including
 Voluntary exit from HAP
 Medical
 Deceased Tenant
 Work in different area
 Education
 Anti Social Behaviour - third party

Compliance exits including
 Non payment of rent by tenant
 Non Compliance - Tax Clearance Certificate
 Property standards
 Anti Social Behaviour - tenant

Transfers to other forms of social housing
 Social Housing

Landlord Exits including
 Landlord gave notice to Tenant
 Landlord Selling the Property

*This report is based on cessations as submitted by Local Authorities. Reasons for cessations are typically provided by the tenant and/or landlord.