

DUN LAOGHAIRE RATHDOWN COUNTY COUNCIL

SCHEME FOR THE REPAIR, IMPROVEMENT OR EXTENSION OF PRIVATE HOUSES IN LIEU OF LOCAL AUTHORITY HOUSING

The Council may repair, improve or extend the existing accommodation of approved housing applicants instead of housing them in local authority accommodation.

The scheme applies to houses owned or occupied by persons accepted as in need of local authority housing. This includes any case whether or not an approved applicant is living in the house, provided it is owned by a member of the applicant's family. Works carried out will result in the applicant being housed in the altered dwelling and their name will be removed from the housing list.

The Council will be responsible for all necessary inspections, the preparation of essential documentation, the supervision of work and certification and making of payment. The works in each case will normally be carried out by contract arranged by the Council on the basis of competitive tendering. Where the Council considers it appropriate, the applicant may be allowed to arrange to have the works carried out.

The Council must be satisfied that on completion of the improvement works the resulting accommodation will be suitable for the needs of the occupants and will allow them to be removed from the housing list.

The full cost of the works may be met by the Council. The expenditure by the Council will be regarded as an interest free loan to the applicant. The maximum loan will normally be €75,000 but a higher amount may be allowed where particular circumstances warrant it.

Loan repayments by the applicant will be calculated on the gross household income having regard to the amount of loan and the Council's current differential rent scheme. As part of the loan agreement the applicant must undertake to occupy the house as his/her normal place of residence.

Loans advanced under the scheme will be secured on the property. In the event of the sale of the property within 15 years, or the applicant ceasing to be accommodated, part of the loan will be recoverable by the Council on a reducing basis having regard to the length of time since the work was carried out. Where the house is sold after 15 years, no repayment to the Council will be required.

The applicant must undertake to maintain the improved house and acknowledge as part of the agreement that the Council has no responsibility for maintenance of work carried out.

It should be clearly understood that the scheme relates to private houses only.

If you are interested in availing of this Scheme, please complete and return the attached application form to:

**SENIOR STAFF OFFICER
HOUSING CONSTRUCTION SECTION
DUN LAOGHAIRE RATHDOWN COUNTY COUNCIL
COUNTY HALL
DUN LAOGHAIRE**

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Application for Improvement Works in lieu of Local Authority Housing.

SECTION A: To be completed by the House Owner/Occupier.

1. Name: _____
2. Address: _____
3. Address of dwelling to be improved (if different from above) _____
4. Proposed improvement works (brief description e.g. bedroom, extension etc.):

SECTION B: Details of **all** persons residing/living in dwelling (including tenant(s)):-

Name	Date of Birth	Relationship to Tenant

SECTION C:

To be completed by Person(s) on the Housing List who will benefit from the improvement works:

5. Names of Housing Applicant(s) Relationship to Owner

6. Are you currently residing at the address of the Proposed Improvement Works? **(Please tick)**

Yes _____ No _____

7. If not, state current address:

SECTION D: Description of House:-

Mid-Terrace	End-Terrace	Semi-Detached	Detached	Other

Number and Description of rooms in dwelling:-

Bedrooms	Living Rooms	Bathroom W.C.	Other

NOTE: Please complete statement below.

SECTION E: To be completed by House Owner/Occupier.

We Hereby apply to Dun Laoghaire/Rathdown County Council to have improvement works carried out to the house named at 3 over of which I/We am/are the owner(s). If these works are carried out, I/We agree to maintain the entire improved house and acknowledge that the Council will have no responsibility for maintenance.

I/We clearly understand that if this application is accepted for inclusion under the terms of the scheme that the loan advanced will be secured on my/our dwelling at:

In the event of the sale of the dwelling within 15 years, or the applicant(s) ceasing to be accommodated, part of the loan will be recoverable by the Council on a reducing basis having regard to the length of time since the work was carried out. Where the house is sold after 15 years, no repayment to the Council will be required.

I/We state that the information given above is correct.

Signed: _____

Signed: _____

Date: _____

If there is joint ownership, each owner must sign this application.

SECTION E: To be completed by Housing Applicant.

Name: _____

Address: _____

I agree to reside at the improved dwelling house at _____

In lieu of being re-housed by Dun Laoghaire Rathdown County Council. I further agree that following my taking up residence at this address that **my name will be removed from the Housing List** and I agree to pay the relevant rent for a period of 15 years.

Signed: _____ Signed: _____

Date: _____

(If there is a joint Housing Application, both applicants must sign application).

SECTION F:

Please attach income details for all occupants who reside at the dwelling where works are being carried out.