



BACKGROUND TO DCC TENANT IN SITU ACQUISITION POLICY

As a homeless preventative measure, and in response to the increase in the number of requests to acquire units through the Acquisition Programme with tenants remaining in-situ and, Dublin City Council introduced a Pilot Tenant in-Situ Acquisition Policy in 2018, initially for a period of twelve months, due to the continued demand this policy has continued.

THE TENANCY CATEGORIES TO WHICH THE POLICY APPLIES ARE AS FOLLOWS:-

- Rental accommodation scheme (RAS)
- Long term lease scheme
- Hap /rent supplement

TENANT IN-SITU CRITERIA

- Eligible for Social Housing Support
- Property suitable to the needs as identified by the HNA; (Discretion applied)
- No rent arrears or arrears to be cleared
- Estate Management check clear.
- Notice of Termination received from Landlord advising of the intention to sell property.

THE PROCESS

Stage	Requirements	No of Properties
1	<p><u>Initial enquiry & Tenant check stage;</u> <i>Acquisitions, Allocations, HAP & Homeless HAP teams & CPS</i></p> <p>Contact from either landlord or tenant, file opened. This process includes a verification of the household need, confirmation tenant wants to remain and landlord has issued a Notice intending to sell</p>	99
2	<p><u>Property inspection stage;</u></p> <p>The property is inspected by DCC Clerk of Works for suitability to acquire this includes an assessment of what if any works maybe required.</p>	46

3	<u>Valuation and offer ;</u> <i>City Valuers</i> Valuers team engage with the vendor and agents on price	52
4	<u>Sale agreed & Conveyancing ;</u> <i>Law Dept & Contracted Solicitors</i> Legals, title checks etc	81
5	<u>Acq closed Jan to March 23</u> <i>Acquisitions, Allocations & Rents</i> Property added to DCC stock, tenant signed up to DCC tenancy agreement	12