

## **Information for tenants in Meath who receive a Notice to Quit**

Meath County Council is aware that households in the Meath area who may have received a notice to quit, which is also referred to as a notice of termination, from their landlord may be worried or unsure of what to do.

Meath County Council would like to advise anyone affected of the services that are available to them in these circumstances.

We strongly encourage tenants residing in the Meath area, who have been issued with a notice of termination, to contact Meath County Council as soon as they receive a notice from their landlord. The contact details for Meath County Council are provided at the bottom of this page.

When the tenants contact Meath County Council, staff in the Housing Department will take note of the termination date.

The Council may advise you to contact the Residential Tenancies Board, Threshold or other tenant support services for support and advice on tenant rights.

The Council's first response will be to try to prevent homelessness. This includes assessing the person's eligibility for social housing support or position on the social housing list if previously assessed, providing advice on applying for Choice Based Lettings, advising the person on the level of Housing Assistance Payment (HAP) they may be eligible to receive, and, in some cases, assessing if the Council can acquire the dwelling where the tenants reside if it is being offered for sale.

### Where a person or household is eligible for social housing:

Meath County Council will assess the availability of social housing properties, provide advice on applying for Choice Based Lettings (where available), or advise the person or household on the level of Housing Assistance Payment (HAP) they may be eligible to receive.

In some cases, Meath County Council will assess if the property in which the tenant currently resides is suitable for acquisition if it is being offered for sale and the owner is interested in selling to the local authority. In prioritising properties for acquisition,

consideration will be given to aspects such as cost and value, condition of the property, size and suitability for tenants. If there are social housing units available via the local authority or an Approved Housing Body, allocation to these will also be considered.

Where a person or household is not eligible for social housing:

Meath County Council can assess and refer households for the Cost Rental Tenant-in-Situ scheme managed by the Housing Agency and provide advice or direct to appropriate services.

The Cost Rental Tenant-in-Situ scheme is available for tenants who are not eligible for social housing and are at risk of homelessness. Local authorities are a first point of contact for this scheme but it is managed by the Housing Agency. Under the scheme the Housing Agency can purchase a property and rent it to the tenant. Local authorities will undertake an initial assessment of the tenant's circumstances and refer details to the Housing Agency for consideration, where the tenant is at risk of homelessness and the Cost Rental Tenant-in-Situ scheme applies.

Where a tenant wishes to purchase their home, local authorities can advise and support on the Local Authority Home Loan scheme. We are aware that the Government is examining implementing a 'right of first refusal' for tenants to purchase their homes, as well as expanding the First Home shared equity scheme. Meath County Council will be able to provide more information on these when available.

We would like to assure households that emergency accommodation will be a last resort only, where no other appropriate alternative can be identified. Households in emergency accommodation will be supported to access more permanent accommodation.

Meath County Council will continue to deal with notice of termination queries and cases as quickly as possible, while taking account of circulars issued by the Department of Housing, Local Government and Heritage.

Tenants may also wish to contact the Residential Tenancies Board, Threshold or other tenant support services for support and advice on tenant rights.

**Contact Details:**

**Meath County Council Housing Department**

Monday to Friday, 9.00am to 12.30pm / 1.30pm to 5.00pm

Tel: 046 9097297 (Option 3)

**Threshold**

Freephone 1800 454 454

[www.threshold.ie](http://www.threshold.ie)

**Residential tenancies Board**

Tel: 0818 30 30 37 or 01 702 8100

[www.rtb.ie](http://www.rtb.ie)