



An Introduction to Help4Housing

From the award-winning social enterprise, THE HomeShare; Welcome to Ireland's most affordable rental accommodation option – Help4Housing.

What is Help4Housing?

Help4Housing was established for Homeowners and Accommodation Seekers to come together for mutual benefit and to provide further choice in the rental market.

Help4Housing enables Homeowners to benefit by sourcing a carefully vetted Housemate who will provide extra income to the Homeowner and a helping hand around the home (*Please note there is no expectation a Housemate will be a presence in the home at night*).

Help4Housing is aimed at Homeowners who may be recently retired but would benefit from some extra income; those who may be independent but lonely at home; those who may like the idea of a Housemate but feel daunted by the process of finding someone; or anyone with a spare bedroom who would welcome a vetted Housemate.

In line with Irish Revenues, '[Rent-a-room relief scheme](#)', Homeowner's can avail of up to €14,000 tax free rental income per year. Help4Housing works with Homeowners to create bespoke License Agreements by using current market value analysis to create a rental fee that not only yields a tax-free income for the Homeowner but also offers weekly practical support.

Help4Housing also greatly benefits Accommodation Seekers who need a safe and homely environment at an affordable cost. It would especially suit those who may only require hybrid accommodation or may work nights (i.e., Healthcare Professionals). The Housemate (Accommodation Seeker) offers 5 hours each week of practical help around the home (e.g., light housework, putting the bins out for collections, support with technology etc.) in exchange for accommodation at reduced market value. There is also no expectation for the Housemate to be a presence in the home overnight and all bills are included in the monthly fee listed on each Help4Housing opportunity.

Why use Help4Housing service?

Help4Housing is monitored and managed by [THE HomeShare Team](#). THE HomeShare is Ireland's leading award-winning Homeshare organisation with several accolades, including two separate awards for Ireland's best Homecare Service in 2021 and holds a powerful reputation for creating happy and lasting Matches.

Help4Housing advertise, shortlist, vets and introduce all accommodation seekers. In short, we do everything to ensure you find the best potential Housemate in the safest possible manner. Help4Housing also provide ongoing support for further reassurance and peace of mind.

Help4Housing,
Ashleigh House,
John F Kennedy Road,
Dublin D12 VE06

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Help4Housing Fees

Homeowner:

Placement Fee: €550 (including VAT at 23%)

The placement fee covers:

- Advertising the opportunity
- Shortlisting, interviewing, and reference-checking candidates
- Attendance at up to three personal introductions with suitable candidates*
- Preparation of a bespoke Licence Agreement between the Homeowner and Housemate

Payment Terms

- A 25% deposit is payable before advertising begins.
- The remaining 75% is due when the Housemate moves in and signs the Help4Housing Licence Agreement.

* If, after three introductions, the Homeowner wishes to continue the search for additional Housemate candidates, a further deposit equal to 25% of the placement fee will be required before the search continues.

Monthly Support Fee: €80 plus VAT at 23%

Our monthly support service provides ongoing monitoring and assistance to help ensure the arrangement remains positive and beneficial for all parties. This support is particularly important where safeguarding or vulnerability concerns may arise.

As part of this service:

- A member of the Help4Housing team will contact both parties once a month to check in.
- Our team is available 24 hours a day, 7 days a week, 365 days a year to assist with any issues that may arise during the arrangement.

Important Information

Homeowners who receive social welfare or other State assistance payments should seek independent advice on how renting a room may affect their entitlements. Rental income is generally taken into account as part of the State's means-testing process.

Returning Customer Discount

A 25% discount on the Placement Fee is available for second and subsequent placements arranged through Help4Housing.

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Housemate:

H4H Placement Fee: A once-off placement fee is payable to Help4Housing on or before the day you move in with your matched Homeowner. This fee is 25% of the value of one month's rent (e.g., if rent is set at €500 per month, your placement fee is €125 & VAT).

Deposit: The Housemate will provide the homeowner with a deposit equal to one month's rent payable upon signing the Help4Housing License Agreement. This deposit will be held by the Homeowner and returned after your arrangement ends, should no damage or missed rental payments occur.

Monthly Rent: The amount of rent varies based on the location, room size and any additional rooms made available (e.g., study/own bathroom). The rent per opportunity will be clearly advertised on each Help4Housing listing and is payable one month in advance

The figure listed includes a nominal contribution toward utilities, meaning there will be no additional charge for bills unless by prior agreement.

For example:

One Month's up front €500 + One Month's Deposit €500 + Placement Fee €125 = €1,125

The Benefits of Help4Housing

- ✓ Person-Centred and Values led
- ✓ Offers a lifeline to struggling Renters
- ✓ Tax-free annual income of up to €14,000 per annum for Homeowners
- ✓ Receive up to 5 hours of practical support around the home
- ✓ Helps combat Loneliness
- ✓ Forges Intergenerational relationships, enabling people to learn from one another
- ✓ Affordable, Safe and Homely accommodation

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