

Private rental subsidy (PRS)



**Link
Wentworth**
Providing homes, building futures.

Finding an affordable home in the private rental market can be very difficult for social housing applicants. This is particularly the case if you have a disability and are at risk in your current residence.

The Private Rental Subsidy is a government product that helps you rent in the private rental market while you wait for social housing offer. Link Wentworth manage the Private Rental Subsidy product on behalf of the government for people living in the local government areas (LGAs) of Ryde, Hornsby and Ku-Ring-Gai.

How does the Private Rental Subsidy work?

Through the Private Rental Subsidy, you pay the same amount of rent you would be paying as a social housing tenant to stay in a private rental property. The government makes up the difference between the amount you pay in rent and the 'benchmark' rent for a property in an approved area (the property will need to be in an area with Social Housing Stock). Benchmark rents are worked out by DCJ and are based on average rent data for specific types and sizes of accommodation in an area

Who is eligible for the subsidy?

To be eligible for this subsidy, you must provide evidence you meet all of the following criteria:

- You must meet social housing eligibility criteria and be approved for priority housing on the NSW Housing Register
- You have a recognised disability or medical condition.
- You are at risk in your current accommodation and it is not suitable for you to reside there while you wait for social housing.

Who provides the private rental subsidy?

The Private Rental Subsidy can be provided directly by the Department of Communities & Justice (DCJ) and by community housing providers like Link Wentworth who participate in Housing Pathways in NSW. Link Wentworth directly provides the private rental subsidy to residents of the Ryde, Hornsby and Ku-Ring-Gai LGAs. If you would like to know more about this product through Link Wentworth, you can call us on 13 14 21.

Can I apply for the private rental subsidy?

No, you can't apply directly for the subsidy. Once you apply to go on the social housing waitlist, your application will be assessed to see if you're eligible for the subsidy. If you are eligible, Link Wentworth, DCJ or another housing provider will be able to assist you to access the program. We recommend you contacting your local housing office to discuss your options. You can find your local housing office through this link: facs.nsw.gov.au/housing/housing

How does the program work?

Once you have been approved for social housing and deemed eligible to receive this subsidy, Link Wentworth will issue you with a benchmark letter to enable you to search for a suitable property within certain suburbs within a pre-approved rental amount. [This fact sheet](#) helps explain how to find a suitable property: facs.nsw.gov.au/housing/help/ways/private-rental-advice.

Once a property is found and approved, DCJ, Link Wentworth or another approved provider will let you know how much they will contribute to the rent. You will pay the landlord or real estate agent your portion of the rent and the approved provider will pay the remaining amount directly to the landlord or real estate agent.



What assistance does Link Wentworth provide in relation to the Subsidy?

Our staff members support clients on the Private Rental Subsidy by:

- Working with landlords and real estate agents to find suitable housing for our clients.
- Paying the subsidy directly to the landlord or real estate agent 28 days in advance.
- Issuing Bond Extra if necessary. Bond Extra provides \$1,500 to real estate agents or landlords to cover rental arrears and/or property damage, over and above the rental bond. This can provide additional reassurance to landlords and real estate agents who may be hesitant about renting their properties to people without a tenancy history or who experience disadvantages in accessing the private rental market.
- Acting as a liaison point between the client and the landlord or real estate agent if necessary.

Where can I find more information?

DCJ [has a helpful fact sheet](#) on their website which explains the private rental subsidy. You can access it here: facs.nsw.gov.au/housing/factsheets/private-rental-subsidy

You can also call our Housing Solutions Team on 13 14 21 and they will discuss the product with you.

If you need more information, please contact Link Wentworth on 13 14 21 or email enquiries@linkwentworth.org.au

Do you need a translator?

TIS National provides access to phone and on-site interpreting services in over 150 languages.
Call 13 14 50.