

DIFFERENTIAL RENTS SCHEME

SCOPE OF SCHEME

This scheme which supersedes previous Differential Rent Schemes came into effect from Friday, 17th April 1998.

(1) Maximum and Minimum Rent

(a) The weekly maximum rent of each County Council rented dwelling (both new and existing) will be calculated as a fixed percentage of 5.25% of the original all-in-cost updated in accordance with the Value of Money Table.

(b) Minimum Rent

A minimum of

- (1) €10.15 per week in respect of Family-Type Houses
- (2) €7.62 per week in respect of Limited Accommodation Dwellings
- (3) €5.08 per week in respect of Demountable Dwellings

(2) Differential Rents

Rents on dwellings let on differential rent will be calculated in accordance with paragraph 5 below. Rents will normally be based on certified income as submitted to the Council.

Subject to (1) above, it shall be a condition of the scheme that the differential rent for County Council houses shall not be increased by more than €2.54 per week in the case of serviced demountable dwellings the maximum increase that may be imposed shall be €1.27 per week. In the case of unserviced Demountable Dwellings no increase shall be levied.

(3) Assessable Income

Assessable income of the principal earner(s) is income from the following sources assessed in full but reduced by pay-related social insurance contributions and any income tax payable on such income: -

(a) income from employment including self-employment.

(b) all social insurance's and social assistance payments, allowances and pensions, Health Board Allowances and FAS training allowances except payments listed beneath at 4.

(4) Income from the following sources is disregarded for the purposes of calculation of rents:

- (a) Children's allowances
- (b) scholarships and higher education grants
- (c) allowance payable for fostering of children
- (d) allowances for domiciliary care of handicapped children
- (e) allowances or assistance received from any charitable organisation
- (f) lump sum compensation payments
- (g) infectious diseases maintenance allowances.
- (h) income under Back to Work allowance, provided the combined income from Back to Work scheme and employment/self-employment does not exceed €317.43
- (i) increased income as a result of participation in Community Employment Programmes.

(5) Calculation of Rent

The rents of dwellings let on Differential Rent will be determined on the basis of 20% of assessable income, less €14.00 for every person residing full time in the household.

After the rent payable in respect of the principal earner has been determined, 10% of the income of the subsidiary earner shall be added subject to a maximum contribution of €8.88 from each subsidiary earner.

(6) Income of an Employed Person

Income of an employed person is, in general the normal weekly rate of remuneration as defined in the Payment of Wages Act, 1991 except that overtime, shift allowances and occasional lump bonus payments are excluded.

All other regular payments in the nature of pay are included.

(7) **Principal Earner**

Principal Earner is the person (either the tenant or any other person normally resident in the Household) who is in receipt of the highest income within the household where the spouse/partner of the principal earner is in receipt of a separate income, the combined income of the couple shall be considered income of principal earner.

(8) **Subsidiary Earner**

Subsidiary Earner is a member of the household, other than the principal earner who has an income.

Income from land shall be assessed in the following manner:

(9) **Poor Law Valuation**

€1.27 - €11.27	(x 45 ÷ 52)
€11.28 - €19.05	(x 60 ÷ 52)
Over €19.06	(x 70 ÷ 52)

(10) **Hardship Clause**

In exceptional circumstances, where payment of rent calculated in accordance with the above provisions would give rise to hardship, the Council may agree to accept a lesser rent from a tenant for a specific period.

Such lesser rent will not be less than 6% of Household Income.

(11) **Review of Income**

The tenant shall notify the Council immediately of any change in income or family circumstances. The Council shall seek from each household particulars of family circumstances or take such means as may be appropriate to ensure that rent calculation is based on current family circumstances.

(12) **Rounding Up and Down**

Where the rents calculated in accordance with preceding paragraphs are not multiples of €1.27 they shall be rounded up or down to the nearest €1.27.

This Differential Rents scheme is effective from 17th April 1998.