

## **DIFFERENTIAL RENT SCHEME 2019**

### **1. Commencement Date**

This scheme will become operative from Monday 31st December 2018 (Week 1). It will supersede the existing Differential Rent Scheme and will be subject to review.

### **2. Differential Rent**

Rents will be calculated as a proportion of assessable income of the principal earner in accordance with Schedule I attached, together with a contribution from any subsidiary earners in the household regardless of house type.

### **3. Principal Earner**

The principal earner is the person who is in receipt of the highest assessable income. The first €152 is charged at €28.00 and each additional €1.00 earned is charged at 25%.

### **4. Subsidiary Earner**

A subsidiary earner is a member of the household other than the principal earner who has an income. After the rent payable in respect of the principal earner has been determined, an additional €10.00 will be applied to the rent figure for each subsidiary earner.

### **5. Assessable Income of Principal Earner**

This is the full income reduced by any taxes such as P.R.S.I, income tax payable, government levies including pension levies on such income.

### **6. Income from following sources to be assessed in full:**

- a) Income from employment including self employment.
- b) All Social Insurance, Social Assistance, Payment Allowances, Disability Allowances and Pensions, Health Board Allowances.
- c) Income from pensions of kinds not already included at "B"
- d) Family Income Supplement (F.I.S.)

In the case of Social Welfare recipients, the weekly earnings may be taken as the appropriate rate at January of the current year. Where declared income is less than

that of the standard rate of Jobseekers Allowance, the standard social welfare rate may be applied for rent purposes.

In the case of occupants over 18 years who are not in full time education, and who do not declare any income, the standard social welfare rate may be applied for rent purposes.

## **7 Assessment of Self Employed**

Persons who become self employed after 31<sup>st</sup> December 2018 will be assessed on the following assumed net incomes:

<b><u>Occupation</u></b>	<b><u>Assumed Net Income</u></b>
Tradesmen-----	€360.00
Taxi Drivers (Licence Plate Owners) -----	€450.00
Hackney Drivers & Cosey Drivers-----	€400.00
Other Business-----	€400.00
Back to Work Allowance & Self Employed -----	€376.00

Actual income from self-employment should be forwarded by the recipient in the form of Income & Expenditure/Audited Accounts and/or Notice Of Assessment, so as to ensure accurate assessment.

## **8. Income from the following sources is disregarded**

- a) Children's Allowances, Orphans Allowances or Orphans Pensions payable under the Social Welfare (Consolidation) Act 1981.
- b) Scholarships, Higher Education Grants.
- c) Allowances payable under the Boarding out of Children Regulations 1954.
- d) Allowances for domiciliary care of children with special needs under the Health Act 1970.
- e) Allowances or assistance received from any charitable organisation.
- f) Fuel Allowance.
- g) Foster Allowance
- h) Blind Pension

- i) Disablement Pension
- j) Any extra income derived from participation in FAS, Community Employment Scheme / Tús or National Internship or similar incomes in excess of the Full Standard Rate of Jobseekers entitlement. **Only applicable if this is the only source of income being received.**
- k) Tenants children {section 10} in receipt of part-time employment & attending full time education
- l) Youth Reach

## **9. Calculation of Rent**

The rents of dwellings let on Differential Rent will be determined according to the attached Schedule I, with deduction allowed for:

- a) Principal Earner: €3.80 per week
- b) Dependent children on the following basis: - €2.25 per week for each of the first two children, and €3.75 for each child thereafter.

## **10. Dependents**

Dependents are those who are under 25 years of age and are attending a full-time course of education and are wholly or mainly maintained by the principal earner.

## **11. Minimum Rent**

The minimum rent payable in any case will be €28.00

## **12. Maximum Rent**

The Maximum Rent Payable in any case will be €190.00

## **13. Maximum Increase**

From the applicable date of a change in circumstances, the following will apply:

- If the increase in weekly rent is over €25.00 per week, then a maximum increase of €25.00 per week will apply.

This assessment will apply for a period of 12 months from the date of change in circumstances. A rent assessment will be required after this date.

#### **14. Hardship Cases**

In exceptional circumstances where payment of a rent calculated under paragraph 6 & 7 would, in the opinion of the Housing Authority, give rise to hardship, the authority may agree to accept a lesser sum from the tenant for a specified period.

#### **15. Old Age Pensioners**

(a) A person/s over 66 receiving state pension will receive an allowance of €11.00 per state pension. Where there are 1 or more pensioners, each pension will be treated the same.

If a qualified adult is being claimed for on the state pension, irrespective of age, an allowance of €11.00 will be applied for the qualified adult.

Any other occupant that is under the age of 66 living in the household will be assessed as the principal earner and the OAP and qualified adult on a State Pension will be assessed as (a) above.

- (b) Where a person is receiving an income in addition to their State Pension:
- The State Pension is assessed at the minimum rent of €28 with an allowance of €11
  - If the additional income above the State Pension is equal to or greater than €100, it will be assessed as a Subsidiary Earner (€10).

#### **16. Review of Income**

The tenant should notify the Council immediately of any change in income or family circumstances other than normal wage round increases, or increases in Social Welfare Payments. In cases where the Council is of the opinion that a tenant's circumstances have changed to the extent that a higher rent is warranted, it reserves the right to apply the higher rent until the required proof of income is submitted by the tenant.

## **17. Rounding up and down**

Where the rents calculated in accordance with the preceding paragraphs are not multiples of 10 cent they shall be rounded up or down to the nearest 10 cent amounts of 5 cent being rounded up.

## **18. Maintenance**

Whereby a Person is paying Maintenance to a family member outside of the property, a Court Order & proof of payment must be supplied indicating the payment in order for this amount to **be deducted** from their Gross Pay

In circumstances where a Person is in receipt of One Parent Family Allowance and is means tested by Social Welfare for Maintenance, rent is to be assessed on the Full rate of One Parent Family Allowance only. – Maintenance will not be assessed

## **19. Transfers & New Tenancies**

In determining rent in the case of a new or transfer of tenancy, assessable income will be reckoned by reference to the income of the family at the date of the commencement of new tenancy.

## Differential Rent Scheme 2019

INCOME €	RENT €	INCOME €	RENT €
€152.00	€28.00	€261.00	€55.25
€153.00	€28.25	€262.00	€55.50
€154.00	€28.50	€263.00	€55.75
€155.00	€28.75	€264.00	€56.00
€156.00	€29.00	€265.00	€56.25
€157.00	€29.25	€266.00	€56.50
€158.00	€29.50	€267.00	€56.75
€159.00	€29.75	€268.00	€57.00
€160.00	€30.00	€269.00	€57.25
€161.00	€30.25	€270.00	€57.50
€162.00	€30.50	€271.00	€57.75
€163.00	€30.75	€272.00	€58.00
€164.00	€31.00	€273.00	€58.25
€165.00	€31.25	€274.00	€58.50
€166.00	€31.50	€275.00	€58.75
€167.00	€31.75	€276.00	€59.00
€168.00	€32.00	€277.00	€59.25
€169.00	€32.25	€278.00	€59.50
€170.00	€32.50	€279.00	€59.75
€171.00	€32.75	€280.00	€60.00
€172.00	€33.00	€281.00	€60.25
€173.00	€33.25	€282.00	€60.50
€174.00	€33.50	€283.00	€60.75
€175.00	€33.75	€284.00	€61.00
€176.00	€34.00	€285.00	€61.25
€177.00	€34.25	€286.00	€61.50
€178.00	€34.50	€287.00	€61.75
€179.00	€34.75	€288.00	€62.00
€180.00	€35.00	€289.00	€62.25
€181.00	€35.25	€290.00	€62.50
€182.00	€35.50	€291.00	€62.75
€183.00	€35.75	€292.00	€63.00
€184.00	€36.00	€293.00	€63.25
€185.00	€36.25	€294.00	€63.50
€186.00	€36.50	€295.00	€63.75
€187.00	€36.75	€296.00	€64.00
€188.00	€37.00	€297.00	€64.25
€189.00	€37.25	€298.00	€64.50
€190.00	€37.50	€299.00	€64.75
€191.00	€37.75	€300.00	€65.00
€192.00	€38.00	€301.00	€65.25
€193.00	€38.25	€302.00	€65.50
€194.00	€38.50	€303.00	€65.75
€195.00	€38.75	€304.00	€66.00

€196.00	€39.00	€305.00	€66.25
€197.00	€39.25	€306.00	€66.50
€198.00	€39.50	€307.00	€66.75
€199.00	€39.75	€308.00	€67.00
€200.00	€40.00	€309.00	€67.25
€201.00	€40.25	€310.00	€67.50
€202.00	€40.50	€311.00	€67.75
€203.00	€40.75	€312.00	€68.00
€204.00	€41.00	€313.00	€68.25
€205.00	€41.25	€314.00	€68.50
€206.00	€41.50	€315.00	€68.75
€207.00	€41.75	€316.00	€69.00
€208.00	€42.00	€317.00	€69.25
€209.00	€42.25	€318.00	€69.50
€210.00	€42.50	€319.00	€69.75
€211.00	€42.75	€320.00	€70.00
€212.00	€43.00	€321.00	€70.25
€213.00	€43.25	€322.00	€70.50
€214.00	€43.50	€323.00	€70.75
€215.00	€43.75	€324.00	€71.00
€216.00	€44.00	€325.00	€71.25
€217.00	€44.25	€326.00	€71.50
€218.00	€44.50	€327.00	€71.75
€219.00	€44.75	€328.00	€72.00
€220.00	€45.00	€329.00	€72.25
€221.00	€45.25	€330.00	€72.50
€222.00	€45.50	€331.00	€72.75
€223.00	€45.75	€332.00	€73.00
€224.00	€46.00	€333.00	€73.25
€225.00	€46.25	€334.00	€73.50
€226.00	€46.50	€335.00	€73.75
€227.00	€46.75	€336.00	€74.00
€228.00	€47.00	€337.00	€74.25
€229.00	€47.25	€338.00	€74.50
€230.00	€47.50	€339.00	€74.75
€231.00	€47.75	€340.00	€75.00
€232.00	€48.00	€341.00	€75.25
€233.00	€48.25	€342.00	€75.50
€234.00	€48.50	€343.00	€75.75
€235.00	€48.75	€344.00	€76.00
€236.00	€49.00	€345.00	€76.25
€237.00	€49.25	€346.00	€76.50
€238.00	€49.50	€347.00	€76.75
€239.00	€49.75	€348.00	€77.00
€240.00	€50.00	€349.00	€77.25
€241.00	€50.25	€350.00	€77.50
€242.00	€50.50	€351.00	€77.75
€243.00	€50.75	€352.00	€78.00
€244.00	€51.00	€353.00	€78.25
€245.00	€51.25	€354.00	€78.50

€246.00	€51.50	€355.00	€78.75
€247.00	€51.75	€356.00	€79.00
€248.00	€52.00	€357.00	€79.25
€249.00	€52.25	€358.00	€79.50
€250.00	€52.50	€359.00	€79.75
€251.00	€52.75	€360.00	€80.00
€252.00	€53.00	€361.00	€80.25
€253.00	€53.25	€362.00	€80.50
€254.00	€53.50	€363.00	€80.75
€255.00	€53.75	€364.00	€81.00
€256.00	€54.00	€365.00	€81.25
€257.00	€54.25	€366.00	€81.50
€258.00	€54.50	€367.00	€81.75
€259.00	€54.75	€368.00	€82.00
€260.00	€55.00	€369.00	€82.25

\*\* Please note the above figures do not include any deductions applicable to the Principal Earner.