

**Dún Laoghaire Rathdown County Council
Differential Rent Scheme
2020**

(1) Commencement Date

This Scheme will apply from the gale day of 6th January 2020.

(2) Calculation of Rent

The Rent of dwellings let on Differential Rent will, with the exception of 4(d) below, be calculated on the basis of current household income.

The Principal Earner is the member of the household who is in receipt of the highest assessable income. The rent will be calculated at 16% of the principal earner's weekly assessable income which exceeds €35. After the rent of the principal earner is assessed, the same calculation will be applied to the incomes of subsidiary earners (i.e. other occupants) in the household, but in this case, the rent calculation for each subsidiary earner will be capped at €18 per person.

Under this Scheme the weekly rent will be reduced by €1 for each dependent child (i.e. a person under 18 years who does not have independent income or who, being under 23, is attending a full-time course in education). For the purpose of this Scheme, a child or full-time student under 23 years of age is deemed to be mainly maintained by the Principal Earner/Subsidiary Earner if his/her income is less than €100 per week.

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

(3) Assessable Income

(a) of an Employed Person

An employed person is, in general, assessed on their weekly wage including overtime, net of income tax, universal social charge and P.R.S.I. payments (where applicable). Occasional lump-sum bonus payments will be excluded from the calculation of rent except in cases where the amount involved is greater than one-third of basic pay.

In such cases, the excess will be assessed for rent purposes. All other regular payments in the nature of pay are assessable.

Current income details for all employed occupants of a household must be certified by the relevant employer and submitted by the tenant/s to the Council annually and/or as requested. Tenants/occupants with zero-hours contracts must also submit a copy of the relevant contract and an End of Year Summary statement of PAYE, PRSI & USC when available, or other appropriate documentation, to assist in determining assessable income.

(b) of a Self-Employed Person

Evidence of income must be submitted. Failure to submit satisfactory evidence of income will result in rent being assessed on the basis of the assumed incomes listed below and additional penalty charges may apply.

Occupation	Assumed Net Income
Taxi Drivers: - Licence Plate Owners	€500
Hackney Drivers and Cosey Drivers	€470
Tradespeople	€540
Non-Trade/Other Businesses	€470

(C) of Social Welfare recipients

All social welfare recipients will be assessed as per Section (4) hereunder. Where details are not supplied, an income based on the maximum Social Welfare entitlements will be assumed and penalties may apply.

Note: Where the Council specifically requests the return of particular income details, it reserves the right in the event of a failure on the part of a tenant to supply that information, to assume an income and/or to apply a penalty charge for the purposes of assessment.

(4) Income from the following sources will be assessed in full for rent purposes:

- (a)** Income from employment, including self-employed.
- (b)** All social insurance and social assistance payments, allowances and pensions, H.S.E. allowances and SOLAS training allowances.
- (c)** Income from any pensions or other sources not included at (a) or (b) above.
- (d)** The full rate of benefit/allowance will be applicable for the purpose of assessment of rent where the unemployed person is in receipt of reduced Jobseekers Benefit, Jobseekers

Allowance or Supplementary Welfare Allowance under Sections 7 – 9 of the Social Welfare Act 2010.

(e) Family Income Supplement.

(5) Income from the following sources will be disregarded:

- (a) Child Benefit, Orphan's Allowances or Orphans' Pensions
- (b) The first €100 of income of children or full-time students under 23 years.
- (c) Foster Care Allowances
- (d) Scholarships, Higher Education Grants.
- (e) Allowances for domiciliary care of handicapped children
- (f) Allowances or assistance received from any charitable organisation.
- (g) Living Alone Allowance/Fuel Allowance.
- (h) Over 80's Allowance.
- (i) Exceptional Needs Payments.

(6) Other sources of income:

Subject to limits on back-dated credits under Section 12 of this Scheme, the sources of income listed below will be assessed from date of certification on the basis of an amount which is equivalent to the appropriate rate of Social Welfare:

- Employment supports such as Community Employment Scheme/Gateway/Tús/JobBridge
- Back to Education Allowance
- Back to Work Enterprise Allowance/Short-term Enterprise Allowance
- Area Partnerships – for 12 months
- Carer's Allowance/Benefit. **Note:** where the Carer is also in employment, the larger source of income will be assessed for rent purposes.

(7) Household Budget

It is the policy for all new lettings that the tenant/s must sign a Household Budget deduction form/Standing Order form where appropriate.

(8) Maximum Rent

There will be no maximum rent.

(9) Minimum Rent

Any rent charges calculated under this scheme will be subject to a minimum charge of €22.00 which is exclusive of additional charges under Section 10.

(10) Additional Charges

The Council reserves the right to apply extra charges to some properties to cover the cost of additional services provided to them, e.g. boiler maintenance charges, etc.

(11) Fixed Rents

Where a fixed rent applies, the rent will increase by €1 per week. Tenants may, however, opt to pay Differential Rent, i.e. rent calculated on an income related basis in accordance with the provisions of this scheme.

(12) Changes in Income or Family Circumstances

Any increases in income should be notified to the Council immediately they occur to avoid back-dated rents being applied.

Documentation to support changes in household income should be relevant to the period under review and should be provided to the Council as soon as it is available. Where such documentation is submitted late, tenants should be aware that rents credits will be backdated (where appropriate) only up to a maximum period of 18 months.

Where tenants wish to include an additional person on their rent account, they are obliged to complete a Permission-to-Reside application form which is available from the Allocations Section. To allow an adult to move into a Council property without prior written approval from the Allocations Section is a breach of the Tenancy Agreement. If written permission is granted, rent will then be revised from the date of permission or date of recorded occupancy, whichever is the earlier.

(13) Hardship

Where payment of a rent calculated in accordance with the Scheme would give rise to hardship, the Council may agree to accept a lesser sum from a tenant for a specified period.

(14) Termination of Tenancy

On termination of tenancy, for whatever reason, rent, mesne rates and/or appropriate property charges are applicable up to the date of handover of the property to the Council.