

CARLOW COUNTY COUNCIL

DIFFERENTIAL RENTS SCHEME 2016

This Scheme will apply to Carlow County Council's housing tenants with effect from **4th June, 2016** and supersedes all previous Rent Schemes.

DEFINITIONS

A. Principal Earner:-

The earner with the highest weekly income who is residing in the house as his/her normal place of residence.

B. Subsidiary Earner(s):-

Any earner in the household who is not the principal earner and who is residing in the house as his/her normal place of residence.

C. Assessable Income:-

- Income from employment – gross weekly income less PAYE, PRSI, USC & pension deductions. If income is earned fortnightly, monthly etc., the weekly equivalent shall apply
- Income from self-employment
- Income from Social Welfare payments - in the case of joint tenants, or in the case of a tenant and partner, who receive separate social welfare payments, it will be the combination of these payments that will be taken as the principal earners income
- Back To Work Allowance in accordance with Circular HRT5/94
- Income from maintenance
- Payments from other government departments or state agencies
- Rental and other income from land or property
- Income from pensions
- Income from savings, deposit accounts and investments
- Income from other sources not mentioned above

D. Evidence of Income:-

- Current payslips
- Most recent audited accounts and most recent tax assessment i.e. assessment from the preceding October
- Current Social Welfare receipts
- The local authority may require documentary evidence as it deems appropriate in any case. In the event of such documentation not being produced within the stipulated time, the rent will be assessed at a rate not exceeding the maximum rent.

E. Income Disregards:-

- Child Benefit
- Carer's Allowance
- Blind Pension
- Domicillary Allowance
- Foster Care/Guardian Allowance
- Fuel Allowance
- Living Alone Allowance
- Over 80's Allowance
- Fas Training Allowances/Schemes
- Scholarships/Internships
- Higher Education Grants
- Lump Sums
- Shift Allowance/Overtime

The above incomes are disregarded unless they are the primary payment in the household, in which case anything above the base social welfare rate for a comparable household type is disregarded.

F. Dependants:-

- A person under 18 years of age.
- A person over 18 years of age, in full-time education and not in receipt of an income.

CALCULATION OF RENTS

In accordance with the terms of the letting agreement, all tenants shall submit to the Council, current income details of each household member and shall notify the Council immediately of any increase or decrease in such income. Failure to submit such documentation, within the stipulated time, will result in the rent being increased to the maximum rent. Rents shall be calculated as follows –

A. Principal Earner(s):-

20% (1/5) of earnings in excess of €60.00 shall be payable.

B. Subsidiary Earner(s):-

20% (1/5) of earnings in excess of €60.00 shall be payable, subject to a maximum of €22.00 per subsidiary earner.

C. Dependant(s):-

There shall be a deduction of €3.00 per dependant.

E. Rounding:-

Where the rents calculated in accordance with the preceding paragraphs are not multiples of €1.00, they shall be rounded to the nearest €1.00.

F. Minimum Rent:-

€27.00 per week, regardless of the size of the dwelling.

G. Maximum Rent:-

➤ Demountable Type Dwellings	-	€ 25.00
➤ Halting Site Bays	-	€ 30.00
➤ All Other Dwellings	-	€180.00

H. Review of Income:-

Tenants shall notify the local authority immediately of any change in income or in family circumstances. All revised rents shall be applicable from the date of change of income/circumstances.

I. Hardship Clause:-

In exceptional circumstances, where essential costs are incurred by households outside of normal weekly running costs, and the payment of differential rent calculated in accordance with this scheme, would in the opinion of the Housing Authority, give rise to hardship, a lesser rent may be accepted for a specified period.

J. Back Dating

Any increase/decrease in weekly rent will be back-dated to 1st July, 2015 in accordance with Circular Housing 26.2015 Local Authority Rent Schemes – Policy Directions.
