

What you need to know about Housing Rents

South Dublin County Council is responsible for the assessment and collection of the weekly Differential Rent (DR) on all its housing stock including social houses procured under the Rental Accommodation Scheme and Leased properties.

Every property subject to the Council's DR Scheme will be assessed annually, calculated on basis an economic rent of 10% of all household income. The weekly DR will be calculated by reference to income details obtained via shared service information. Any tenant in dispute of their revised weekly DR will be required to complete a Rent Assessment Form, supported by relevant income details. Only on receipt of that information will be weekly DR be re-assessed.

Income that is reckonable for DR purposes:

(a) Income from employment, including self employed
(b) All social insurance and social welfare payments, allowances and pensions
(c) Income from any pensions or other sources not included at (a) or (b) above including approval / agreed maintenance payments from another person

Incomes excluded for rent assessment purposes include the following:

(a) Child Benefits.	(b) Scholarships, Higher Education Grants.
(c) Allowances payable for fostering children.	(d) Allowances for domiciliary care of disabled children.
(e) Any income accruing to a member of a household as a result of the payment of Carer's Allowance.	(f) Allowances or assistance received from any charitable organisation.
(g) Extra Allowance for people aged 80 or over payable under certain categories of Social	(h) Court approved maintenance payments to another person.

Minimum Rents

The following minimum rents will apply-

€20.00 will apply in respect of rented dwellings where any occupants are under 65 years and 18 years or over.

€10.00 will apply in respect of rented dwellings where all occupants are over 65 years. This will no longer apply with affect from 31/12/2018.

Payment of rent can be made as follows:

• Standing Order	• Household Budget deduction from Social Welfare payments
• An Post	• Council's Cash Office in person or by making a bank card debit by phone

*methods of payment may be amended subject to future changes and legislative developments.

Change in income circumstances

Submit your relevant documentation immediately, so your rent can be adjusted e.g. copy of payslip or social welfare payment. Your rent will change only from the date the documentation is received.

Inclusion on Rent Account

Where the registered tenant wants to add a person (other than those already assessed) onto the DR account, the tenant is obliged to complete an Inclusion on Rent form to include name, DOB, former address and current income details of person to be added to the DR account. This form is available on our website or from our customer counter.

Removal from Rent Account

Tenant is obliged to notify the Housing Rents Team where a member of the household vacates the property. The weekly DR will be re-adjusted only on receipt of documentary evidence that the former occupant is now residing elsewhere. Where a joint tenant vacates the property, he/she is required to sign a Surrender of Tenancy Form and must also provide details of forwarding address. Where arrears of rent attach to the DR account at date of surrender, the outgoing tenant is liable for 50% of arrears on that date.

Trouble paying Rent

Contact the Rents section immediately, and you can make an arrangement to pay off any arrears on a weekly basis over a reasonable period. You could also contact Money Advise Budgeting Service for free advice on managing your budget. They may be contacted on 0761 07 2370 (Tallaght) tallaght@mabs.ie or 0761 07 2270 (Clondalkin). clondalkin@mabs.ie. The National Helpline number is 0761 07 2000, Monday to Friday from 9 a.m. to 8 p.m.

Correspondence

Correspondence by the Council will be made by the following:

• Letter	• Phone	• Electronically	• Person.
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From November 2016 Rent statements will no longer be posted to tenants.

Housing Rents contact details:

Phone: 01 414 9000	Email: hrent@sdublincoco.ie	Website: www.sdcc.ie
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