

COMHAIRLE CONTAE ÁTHA CLIATH THEAS
South Dublin County Council
Record of Executive Business and Chief Executive's Orders

SOUTH DUBLIN COUNTY COUNCIL RENT SCHEME

South Dublin County Council is responsible for the assessment and collections of the weekly rent on all housing stock, including Rental Accommodation Scheme (RAS) and Leased properties.

The current Differential Rent Scheme commenced on 1st March 2019. It is now proposed to amend that scheme with the following revised provisions implemented in respect of all Council rented properties, RAS and Housing Assistance Payment (HAP) tenancies where South Dublin County Council's differential rent scheme applies.

1 Commencement Date

This Scheme will apply with effect from 1st February 2020.

2 Method of Calculation of Rent

In accordance with the Differential Rent Scheme, the weekly differential rent is calculated on basis of the assessable income of all members of the household.

Tenants of a local authority house are obliged to notify South Dublin County Council of any changes in circumstances, including the household income, or persons moving in/out of the house.

The weekly Differential Rent is calculated based on 10% of the total household aggregated assessable income plus €3 (three euro).

3 Minimum Rents

The following minimum rents will apply –

A minimum weekly rent of €23 (twenty-three euro) will apply in respect of rented dwellings.

Certain tenancies will be eligible for a €10 (ten euro) weekly discount, this discount will apply to tenancies where all occupants are aged sixty-five or over and solely in receipt of Department of Employment Affairs and Social Protection income.

4 Income included in rent assessment

Income from the following sources is assessed in full for differential rent purposes:

- (a) Income from employment, including self-employment.
- (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 approved / agreed maintenance payments from another person.

4.1 Income of an employed person

The assessable income of an employed person is in general, the nett average weekly wage i.e. Employee Pay Related Social Insurance contributions (where payable) and any statutory deductions on such income is excluded.

Nett overtime payments, shift allowances, bonuses, commission, etc., are included for calculation of differential rent.

4.2 Income of a self-employed person

In the case of self-employed persons, income will be determined on the basis of the submission of satisfactory documentary evidence of income. (Notice of Tax Assessment or Certified Accounts)

Where the tenant(s) fails to provide satisfactory evidence of income the following assumed nett incomes apply:

Occupation	Assumed Nett Income Weekly
Taxi Drivers – Licence Plate owners	€500
Hackney Drivers and Cosey Drivers	€500
Tradesmen	€560
Non-Trade/Other Business	€500

5 Income excluded from rent assessment

Income from the following sources is disregarded for rent purposes:

- (a) Child Benefit, Orphans' Allowances
- (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 a 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 Welfare income.
- (h) Court approved maintenance payments to another person.
- (i) Working Family Payment

6. Rent Review

It is the tenant's responsibility to notify the Council of any change to their financial circumstances. The Council will review the differential rent account of each tenant and inform the tenant(s) of the revised weekly differential rent.

Tenants can appeal the revised differential rent by completing the Rent Assessment Form and providing all supporting documentation.

7. **Changes in Income or Household Circumstances**

It should be noted that where the Council specifically requests the return of particular income details, it reserves the right, in the event of failure on the part of a tenant to supply that information, to assume an income for the purposes of differential rent assessment.

Where a tenant wishes to include an additional person on the rent account, the tenant is required to seek prior approval from the Council in writing. The tenant is obliged to complete a formal Inclusion on Rent Form. Where approval is given, the revised rent will be assessed in accordance with the Differential Rent Scheme.

If an occupier leaves a property, it is the tenant's responsibility to notify the Council in writing and to provide documentary evidence of the occupier's new address.

8. **Hardship**

Where a weekly debit calculated in accordance with the Scheme may give rise to undue hardship, the Council may amend the rent if deemed appropriate.

9. **Household Budget**

It will be the policy for all new tenancies that, where appropriate, the tenant must sign a Household Budget deduction form.

10. **Rent Arrears**

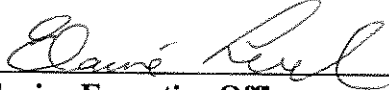
Where a rent account falls into arrears, the tenant must contact the Council immediately to discuss the situation. A Debt Management Plan may be put in place that will entail paying an additional amount to your normal weekly rent. Debt will be managed in line with the Council's Debt Management Policy.

11. **Refunds**

Refunds may be subject to an administration charge.

I recommend that the foregoing rent scheme be approved with effect from 1st February 2020.


31/1/2020
Date


Senior Executive Officer
Housing, Social and Community Development

ORDER:

I hereby authorise the implementation of the foregoing rent scheme in respect of all the Council's Differential rented tenancies with effect from 1st February 2020 as recommended by the Senior Executive Officer, Housing, Social and Community Development.

31/1/2020
Date


Director of Housing, Social and Community Development