

NORTH TIPPERARY COUNTY COUNCIL

DIFFERENTIAL RENTS SCHEME 2011

This Scheme will apply to all dwellings let under Differential Rents Scheme with effect from 5th March 2011.

It will supersede all existing Differential and Graded Rent Schemes and will be subject to an annual review.

DIFFERENTIAL RENTS:

Rents of dwellings let on differential rent will be calculated, in accordance with paragraph 5 below, as a proportion of the assessable household income in accordance with a graded scale, which includes allowances for children together with a contribution from any subsidiary earners in the household. 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 as at the date of commencement of tenancy.

DEFINITIONS:

1. Household income is the total income of the tenant and his or her spouse/partner, if any, or of the joint tenants, as the case may be, from any of the following sources, assessed in full, but reduced by pay related social insurance contributions and any income tax payable on such income:-
 - (A) Income from employment including self employment;
 - (B) All social insurance and social assistance payments, allowances and pensions, Health Board allowances, and income under FAS Schemes except the following:-
 - Children's allowances, orphan's allowances or orphan's pensions payable under the Social Welfare (Consolidation) Act, 1981;
 - Scholarships;
 - Allowances paid under the Boarding out of Children Regulations, 1954;
 - Allowances for domiciliary care of handicapped children under the Health Act, 1970;
 - Lump sum compensation payments.
 - Fuel Allowance, Living Alone Allowance for people aged 66 or over and under 66 in receipt of disability.
 - (C) Income from pension of kinds not already included in the above.

NOTES:

1. Where a Tenant's Income is increased during participation in the Community Employment Programme, his/her rent will not be increased as a result.
2. Where a Tenant's Income is increased by their participation in the Department of Social, Community and Family Affairs Back-to-Work Allowance Scheme, their differential rent will not be increased, if their combined income from employment or self employment and the back-to-work allowance does not exceed €320.00 per week.
3. Family Income Supplement (FIS) is assessed for rent.

2. **Subsidiary Earner** is a member of the household who is in receipt of an income, which has not been taken into account when calculating "household income". For assessment purposes, such income will be reduced by pay related social insurance contributions and any income tax payable.
3. **Income from Employment** is, in general, the normal weekly rate of remuneration as defined in Section 1 of the Holiday (Employees) Act 1973, except that overtime is excluded. All other regular payment in the nature of pay are included.
4. **Dependent Child** is a member of the household aged 18 years or under not in receipt of an income or if over 18 years who is attending a full time course of education.

CALCULATION OF RENT:

The rents of dwellings let on differential rent will be determined as follows:

- (a) 10% for the first €240 of household income per week and 20% for additional income, with a reduction of €1.30 per week for each dependant child residing in the house.
- (b) The rents of demountable dwellings let on a differential rent will be determined as follows, 5% for the first €240 of the household income and 20% for additional income, with a reduction of €1.30 per week for each dependant child residing in the house.
- (c) After the rent payable in respect of the Household income has been determined, it will be increased by 10% of weekly income of each subsidiary earner subject to a maximum contribution of €20.00 by each subsidiary earner.
- (d) Where rents calculated in accordance with this paragraph are not multiples of 10, **they will be rounded up to the nearest 10 cent.**

- (e) The total weekly rent calculated in accordance with (A), (B) and (C) above shall not be less than the minimum rent as specified at paragraph 5 or greater than the maximum rent as specified at paragraph 6 for the category of dwelling occupied by the household.
- (f) In exceptional circumstances, where payment of a rent calculated in accordance with the scheme, would, in the opinion of the Housing Authority, give rise to hardship, a lesser rent may be accepted from the Tenant for a specified period.

5. MINIMUM RENT:

The weekly minimum rent payable for each category of dwelling shall be as follows:

Demountable House:	€7.00
2 Bedroom House:	€19.00
3-4 Bedroom House:	€19.00

6. MAXIMUM RENT:

The maximum rent payable for each category of dwelling shall remain as follows:

Demountable House:	€21.00
2 Bedroom House:	€56.00
3 Bedroom House:	€75.00
4 Bedroom House:	€80.00

7. SUBMISSION OF INCOME DETAILS:

The tenant, or joint tenants, must supply to the Housing Authority when requested to do so, details of all income of the household (including the income of subsidiary earner) to facilitate the calculation of the amount of rent being charged at the appropriate maximum level permitted under paragraph 6.

8. REVIEW OF INCOME:

The tenant, or joint tenants, must immediately notify the Housing Authority of any change in income or family circumstances, which would alter the amount of rent payable.

9. WORKS-IN-LIEU SCHEME:

Differential rent is calculated as above. This figure is then multiplied by the cost of the work and divided by €44,440.00 (pre 1999), €63,500 or €125,000 (from 1st July 2002). This is a set formula directed to the Housing Authority by the Department of the Environment (rounded up to nearest 10 cent).

i.e.
$$\frac{\text{Differential Rent} \times \text{Cost of Work}}{\text{€125,000}} = \text{€ weekly payment}$$