BRAY TOWN COUNCIL

DIFFERENTIAL (INCOME RELATED) RENT SCHEME 2014

1. **SCOPE OF SCHEME**

This scheme will apply with effect from **8th February 2014.** It will supersede all existing Differential Rent Schemes and will be subject to annual review.

1. **BASIS OF RENT SCHEME.**

The rent of any accommodation let under this scheme will be calculated on the basis of assessable household income, regardless of the size of the accommodation

1. **ASSESSABLE INCOME**
	1. Assessable income is income from the following sources, net of any income tax or PRSI OR Universal Social Charge (USC) that has been paid:
		1. Income from employment including self employment (including benefit-in-kind and directorships).
		2. Social Welfare Payments.
		3. Payments by Government Departments or State Agencies.
		4. Rental and other income from land or property
		5. Income from Pensions
		6. Maintenance payments
	2. Income from the following sources is NOT included
		1. Children’s allowances, Orphan’s allowances
		2. Scholarships
		3. Allowances payable under the Boarding out of children Regulation 1954
		4. Allowances for the domiciliary care of handicapped children under the Health Act 1970.
		5. Living alone allowance& over 80 allowance.
		6. Fuel Allowance
		7. Rent & Mortgage interest supplements.
		8. Amounts in excess of the basic social welfare rate in respect of Carer’s allowance, National internship scheme, Tus scheme, Community employment schemes and Youthreach training allowance.
	3. Income from an employed person is, in general, the normal weekly rate of remuneration which includes shift allowance, travel allowance, bonus, commission and overtime.
	4. Maintenance payments are assessed on proof of payment or by Court Order.
	5. Assessable income will be based on certified weekly income, and income for the year ended 31st December as stated on form P60 or P45 as appropriate. In determining rent in the case of a new tenancy, assessable income will be reckoned by reference to the income of the family at the date of commencement of tenancy.
	6. Self-employed Tenants income will be determined along the following incomes:
2. **ASSESSMENT OF SELF-EMPLOYED PERSONS**

Persons who are self-employed will only be assessed on Audited Accounts or on Notice of Assessment / Balancing Statement as approved by Revenue Commissioners. In the absence of same or whilst awaiting accounts to be audited rent will be accessed on the following assumed incomes:

Tradesmen €520.00

Taxi Driver €520.00

Hackney Driver €450.00

Ice Cream vendor, fruit / vegetable vendor, window

Cleaner, musician, courier, hairdresser, unskilled worker,

Other. €450.00

1. **CALCULATION OF RENT**

In accordance with condition (b) of the tenancy agreement you are required to submit all information requested as the rents of dwellings let on differential rent will be determined in accordance with the following bands taking into account the information supplied:

* Up to €220.00 – Minimum rent €24.00
* €220.01 - €350.00 – 20% of income within bands minus €220.00 (plus €24.00)
* €350.01 - €550.00 – 30% of income within bands minus €350.00 (plus €50.00)
* €550.01 upwards – 40% of income minus €550.00 (plus €110.00)

A deduction of €1.00 will be allowed in respect of each dependant child (i.e, a person aged 18 years or under or, who being under 22, is attending a full time course of education) from the rent is calculated.

After the rent payable in respect of the principal earner has been determined 10% of that part of the income of each subsidiary earner which exceeds €30.00 per week shall be added subject to a maximum contribution of €24.00 by each subsidiary earner.

1. **PRINCIPAL / SUBSIDARY EARNER**
	1. A principal earner is the person (either the tenant or any other person normally resident in the household who is in receipt of the highest assessable income within the household.
	2. A subsidiary earner is a member of the household, other than the principal earner who is in receipt is assessable income
2. **PERMANENT HALTING SITES**

**€24.00** per bay regardless of income will apply.

1. **HARDSHIP**

In exceptional circumstances where payment of a rent calculated, as at paragraph 5 above would, in the opinion of the authority, give rise to hardship, the housing authority may agree to accept a lesser sum from a tenant for a specified period.

1. **MINIMUM / MAXIMUM RENT**

The minimum rent as set out under the scheme will be set at €24.00

There will be no maximum rent applicable under this scheme.

1. **FIXED RENTS**

Where fixed rents apply the rent will increase by €1.00. Tenants may opt to pay rent on an income-related basis in accordance with the provisions of this scheme.

While you may wish to remain on fixed rent you are required to inform the Council of all residents in the house.

1. **HOMELESS**

All those in Homeless accommodation provided by the Council must pay a weekly rent of €24.00

1. **HOUSEHOLD BUDGET**

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

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1. **REVIEW OF INCOME**
	1. The tenant must notify the Local Authority immediately of any changes in the household income or in family circumstances, which would affect the rent calculation.
	2. Where a tenant fails to submit income / household details when requested by the Local Authority, the household rent will be automatically increased by €24.00 per week and this penalty rent will take effect from the commencement date of this scheme.
	3. If the required particulars have still not been submitted at the end of a period of 3 months from the commencement date, the rent will be further increased by €24.00 per week. This additional €24.00 will be added every 3 months that the particulars have not been submitted.
	4. Where the required particulars are furnished after the scheme commencement date, any rent adjustment arising which would result in a lower rent than that currently being charged will only be applied with effect from the date on which the particulars were submitted. Where a tenant seeks a credit adjustment arising from payment of a penalty rent this will be reviewed after a period of 6 months where the tenant has complied fully with the terms of their Tenancy Agreement. The amount of credit applied is at the discretion of Bray Town Council.
	5. Where the particulars are submitted after the scheme commencement date and the appropriate rent adjustment would result in a rent higher than that currently being charged the increased rent will be applied retrospectively with effect from the commencement date.
2. **WASTE MANAGEMENT CHARGE**

A charge of €5.00 per week applies to all apartment complexes where there is a universal bin. This includes properties under long term leasing and Part V properties.

1. **BOILER SERVICE / MAINTENANCE CHARGES**

A charge of €2.00 per week in addition to the rent as calculated will apply to all properties where central heating systems have been installed. This charge will cover an annual service and repairs where necessary will also be carried out.