WICKLOW COUNTY COUNCIL

DIFFERENTIAL (INCOME RELATED) RENT SCHEME 2014

1. **SCOPE OF SCHEME**

This scheme will apply with effect from **15th 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 that has been paid:
		1. Income from employment including self employment
		2. All social insurance and social assistance payments, allowances and pensions, health board allowances
		3. Income from pensions of kinds not listed at (ii) above.
		4. Maintenance
	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. Domicillary Care Allowance for children with disabilities
		5. Lump sum compensation payments.
		6. Back to work/Enterprise allowance – Rent will be assessed on the higher of either Earnings from Employment or Back to Work/Enterprise Allowance
		7. Any extra income derived from participation in FAS/CES in excess of the standard rate of Unemployment entitlement
	3. Income from an employed person is, in general, the normal weekly rate of remuneration as defined in Section 1 of the Holidays (Employees) Act, 1973. All other regular payments in the nature of pay are included.
	4. Carer’s allowance in excess of the applicable rate of Qualified Adult Allowance of un-employment assistance shall not be assessed for rent purposes
	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.
2. **ASSESSMENT OF SELF-EMPLOYED PERSONS**

Persons who are self-employed will only be assessed on Audited Accounts or in the absence of Audited Account a Notice of Assessment. While awaiting accounts to be audited rent will be assessed on the following assumed net income of €400.00 per week.

1. **CALCULATION OF RENT**
	1. Rent will consist of:
		1. The RENT as calculated will be **€24.00**

 **PLUS**

* + 1. 20% of the tenants(s) (see ‘b’ below) assessable income in excess €188.00

 **PLUS**

* + 1. 20% of each subsidiary earner’s (see ‘c’ below) assessable income in excess of €30 per week, subject to a maximum of an amount equal to the MINIMUM RENT for each subsidiary earner;

 **LESS**

* + 1. A deduction of €5 per child will be allowed in respect of each dependant child of the household. A ‘dependent child’ for the purposes of rent assessment means a person aged 18 years or under or persons over 18 years of age and in full time education and not in receipt of income
1. Multiplied by 3%

(vi) THE MINIMUM RENT SHALL BE €27

* 1. Where spouses and/or partners are in receipt of separate payments their incomes are combined for the purpose of determining the principal earner.
	2. A Subsidiary Earner is a member of the household, other than the tenant who has an income.
1. **PERMANENT HALTING SITES**

**€27.00** per bay regardless of income will apply.

1. **OLD AGE PENSIONS**

Where the principle earner(s) are over 65 and in receipt of State Pensions an allowance of €6.00 per pension shall be given.

1. **HARDSHIP**

 In exceptional circumstances where payment of a rent calculated as at ‘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. **REVIEW OF INCOME**
	1. Rent will be reviewed periodically and the tenant will be sent a rent and income form. Where a tenant fails to submit income/household details when requested by the Local Authority the rent will be automatically increased by **€50** of their current rent per week with effect from the commencement date of this scheme.

Where the required particulars are furnished after the scheme commencement date any rent adjustment arising will only be applied with effect from the date on which the particulars were submitted.

* 1. The tenant should notify the Housing Authority immediately of any change in income or in family circumstances.
1. **MAXIMUM RENT:**

A maximum rent of €200 per week shall apply.

1. **ROUNDING UP AND DOWN**

The rent as calculated shall be rounded up or down to the nearest 10c.