

CASHEL TOWN COUNCIL
DIFFERENTIAL RENT SCHEME 2007



Schedule referred to in Manager's Order Number _____

Made by me this _____ day of November, 2006

Signed: _____

Date: _____

CASHEL TOWN COUNCIL

DIFFERENTIAL RENT SCHEME 2007

1. Scope of Scheme

This scheme will apply with effect from the 1st of January 2007. It will supersede all existing Differential Rent Schemes.

2. Differential Rents

- (i) Rents of dwellings let on differential rent will be calculated in accordance with schedule 1 attached, based on assessable income as defined in paragraph (ii) below, together with a contribution from any subsidiary earners in the household. Tenants in employment may be required to provide a Form P60. In determining rent in the case of a new or transferred tenancy, assessable income will be reckoned by reference to the income of the family at the date of commencement of tenancy.
- (ii) Assessable income of the principal earner is the full income from the following sources, but reduced by pay-related social insurance contributions and any 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 except payments listed at (vi) beneath. Where the husband and wife in a family receive separate social insurance payments, the combination of these payments is the principal earner's income for the purpose of this scheme.
 - (c) income from pensions or kinds not already included at (b) above.
- (iii) Income of employed person/self-employed person - income shall be the weekly earnings or income.

In the case of employed persons, the annual earnings as shown on the P60 form may be converted to a weekly average. In the case of self-employed persons taxable income or an amount determined by the Council from other satisfactory evidence.
- (iv) 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.
- (v) Subsidiary earner is a member of the household, other than the principal earner, who has an income.
- (vi) Income from the following sources is disregarded for the purposes of calculation of rent:
 - (a) children's allowances, orphan's allowances or orphan's pensions payable under the Social Welfare (Consolidation) Act, 1981.
 - (b) scholarships and higher education grants.
 - (c) allowances payable under the Boarding Out of Children Regulations, 1954.
 - (d) allowances for domiciliary care of handicapped children under the Health Act, 1970.
 - (e) lump sum compensation payments.
 - (f) F.a.s. training allowances.
 - (g) fuel allowance.

(vii) Rent contribution of dwellings let under the Rental Accommodation Scheme will be calculated in accordance with the paragraphs (i) to (vi) above subject to the following provisions:

(a) Section 2 (vii) will not apply to the calculation of rent contributions for the period of a RAS tenancy from date of transfer to RAS to date for payment of rents calculated under the next general rent review under the Differential Rent Scheme.

(b) On transfer to RAS, the rent contribution will equal the amount of the rent contribution under the Rent Supplement Scheme payable by the tenant prior to transfer. This amount will be payable for the period described in sub-paragraph (vii)(a) above.

3. Calculation of Rent

The rents of dwellings let on differential rent will be determined according to the attached schedule. A deduction of €2.10 will be allowed in respect of each child under the age of 16 years, or who being under 21 years, is attending a full-time course of education and is wholly or mainly maintained by the principal earner.

After the rent payable in respect of the principal earner has been determined, 10% of the income of each subsidiary earner shall be added, subject to a maximum contribution of €37.00 by each subsidiary earner.

The amount of rent calculated in this way shall not exceed the maximum rent referred to in paragraph 4, or be less than the minimum rent set out in paragraph 5.

A minimum rent increase of €0.50 will apply with effect from the First January, 2007 (1st January, 2007 in the case of Cashel Town Council) where there is no change in household circumstances.

4. Maximum Rent

The weekly maximum rent of each category of Local Authority rented dwelling (both new and existing) will be as follows:

One and two bedroom houses	€105.00 per week.
Three bedroom houses	€115.00 per week.
Four bedroom houses	€130.00 per week.

5. Minimum Rent

Where the total household income is €165.00 or less, a minimum rent of €8.00 shall apply in the case of standard houses (3 bedroom or more), except in the case of special small houses where the minimum shall be €15.00 (2 bedroom or less).

6. Hardship Cases

In exceptional circumstances where payment of a rent calculated under paragraph 3 would, in the opinion of the Housing Authority, give rise to hardship, the Authority may agree to accept a lesser sum from the tenant for a specified period.

7. Review of Incomes

The tenant should notify the Housing Authority immediately of any change in income or in family circumstances.

8. **Rounding Up and Down**

Where the rents calculated in accordance with the preceding paragraphs are not multiples of €0.10, they shall be rounded up or down to the nearest €0.10, amounts of €0.05 being rounded up.

9. **Fixed Rent**

An increase of €0.50 will apply in cases of houses paying fixed rents.