

**CORK COUNTY COUNCIL
HOUSING SERVICES**

NO: 971 / 2015 / C

SUBJECT: Cork County Council County Wide Differential Rent Scheme 2012.
Department of the Environment, Community and Local Government
Circular 26/2015.

ORDER: Pursuant to Section 58 of the Housing Act 1966, Article 64 of the
Housing Regulations 1980, Circular Letter HRT/6/86 dated 14th
August 1986 issued by the Department of the Environment, and
Circular Letter 26/2015 issued by the Department of the Environment,
Community and Local Government dated 30th June 2015, approval is
hereby accorded to the implementation as and from 1st July 2015 of the
amended Cork County Council County Wide Differential Rent Scheme
2012 as set out in document reference CCC/CWDRS 2015



DIRECTOR OF SERVICES

Dated this 29 day of July 2015.

<p style="text-align: center;">CORK COUNTY COUNCIL County Wide Differential Rent Scheme - 2012</p>
--

Ref. CCC/CWDRS 2015

This Scheme is prepared by Cork County Council, under the authority vested in it by Section 58 of the Housing Act, 1966, having regard to Article 64 of the Housing Regulations 1980, Circular Letter HRT 3/2002 dated 6th March 2002 from the Department of Environment and Circular Letter 26/2015 issued by the Department of the Environment, Community and Local Government dated 30th June 2015.

1. SCOPE OF SCHEME

This Scheme shall apply throughout Cork County Council and is effective from 15th November, 2012

This Scheme shall also apply to tenants in RAS accommodation and leased accommodation.

2. DIFFERENTIAL RENTS

- (i) Rents of dwellings let from 15th November, 2012 on differential rent will be calculated, in accordance with this Scheme, as a proportion of the assessable income of the principal earner together with a contribution from any subsidiary earners in the household. In determining rent in the case of a new tenancy, assessable income shall be reckoned by reference to the income situation of the family as at the date of appointment.

- (ii) (a) Rents of dwellings that were let by the Town Councils in County Cork immediately prior to the 1st June 2014 being the date on which Town Councils were abolished pursuant to Section 24 of the Local Government Reform Act 2014 which are now dwellings let by Cork County Council will continue to be assessed in accordance with the Differential Rents Scheme of the Town Councils which let the dwellings in question until such time as Cork County Council shall decide to apply the Scheme to such dwellings.
(b) The Differential Rent Schemes of the former Town Councils are set out in the appendices to this scheme as follows:
 - Appendix A - Youghal Town Council
 - Appendix B - Skibbereen Town Council
 - Appendix C - Midleton Town Council
 - Appendix D - Mallow Town Council
 - Appendix E - Macroom Town Council
 - Appendix F ó Kinsale Town Council
 - Appendix G ó Cobh Town Council
 - Appendix H ó Clonakilty Town Council
 - Appendix I ó Fermoy Town Council

- (iii) Assessable income of the principal earner is income from the following sources, assessed in full, but reduced by pay-related social insurance contribution, any income tax or other statutory deductions 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 FÁS training allowance except payments listed at (vi) beneath;
 - (c) Income from pensions of kinds not already included at (b) above,
 - (d) Child maintenance payments

- (iv) Income of an employed person is, in general, the normal weekly rate of remuneration as defined in the relevant legislation except that occasional overtime payments are excluded. All regular payments in the nature of pay are included.

- (v) **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.

- (vi) **Subsidiary Earner** is a member of the household, other than the principal earner, who has an income.

- (vii) **Income from the following sources is disregarded for the purposes of calculation of rents:**
 - a) Children's allowances, Orphan's Allowances or Orphan's Pensions payable under the Social Welfare (Consolidation) Act, 1981
 - b) Scholarships/Higher Education Grants; (HEGS not exempt in NSW previously but exempt in other Local schemes)
 - c) Allowances payable under the Boarding Out of Children Regulations, 1954
 - d) Allowance for domiciliary care of handicapped children under the Health Act, 1970
 - e) Family income supplement
 - f) Carers Allowances ó where a person is in receipt of Carers Allowance, the rent will be assessed on the basic relevant rate of Social Welfare
 - g) Income of a person on a "Back to Work" Scheme is to be calculated on income from employment excluding the Back to Work Allowance or the maximum Social Welfare rate, whichever is the greater
 - h) Income of a person on a "Community Employment" Scheme is to be calculated on the maximum Social Welfare rate
 - i) Where the income details submitted are less than the minimum Social Welfare entitlement for a specific family composition, the rent will be assessed based on general social welfare entitlements
 - j) Fuel allowance
 - k) Payments to students attending an out reach programme
 - l) Living Alone Allowance
 - m) Vocational Training Opportunities Scheme (VTOS) training allowance ó where a person is in VTOS, the rent will be assessed on the basic relevant rate of Social Welfare
 - n) Other allowances that the Council may consider analogous to those listed above

3. CALCULATION OF RENT

The rents of dwellings let on differential rent shall be determined on the basis of the following scale of assessable income to which the principal earner's allowances and rent fractions shown shall be applied:

<u>Assessable weekly income of principal earner</u>	<u>Rent</u>
Up to £140.00	£15.00
Over £140.00	£15.00 plus 20% of all additional assessable income.

The resultant rent shall be reduced by an amount of £2.00 per week for:-

- Each child less than 18 years who has no income or
- Each adult resident in the household who is not in receipt of income

Where an adult child of 18 years and up to 22 years is attending a full time course of education and is wholly or mainly maintained by the parents/guardians, letter to be obtained from School/College to confirm adult child is in full time education.

Subsidiary Earners

After the rent payable in respect of the principal earner has been determined, one-seventh of the income of each subsidiary earner which exceeds £23.50 should be added, subject to a maximum contribution of **€10.00** by each subsidiary earner. The amount of rent calculated in this way should not be less than the minimum rent set out in Paragraph 5.

4. MAXIMUM RENTS

No maximum rent will apply to any rent.

However where a tenant fails to return a Rent Assessment Form, a rent of **€170 per week** will be applied to their account.

5. APPLICATION OF RENT SCHEME - 2012

Rents will be calculated in accordance with the terms of this Scheme from the effective date as per Section 1.

6. MINIMUM RENTS

Where the weekly rent determined in accordance with Paragraph 3 above results in a rent of less than £25.00, a minimum rent of £25.00 will apply and for demountable dwellings, mobile homes, caravans, a fixed rent of £10.00 will apply. All group housing schemes will have a fixed rent of £25.00

7. CASES OF HARDSHIP

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

8. ROUNDING OFF

Where the rents calculated in accordance with the preceding paragraphs are not multiples of 50c they shall be rounded up to the next 50c multiple.

9. REVIEW OF INCOMES

The tenant shall notify the Council immediately of any change in income or in family circumstances and comply with the requirements of Letting Agreement in this regard. Where a tenant does not comply with this Section, the Council reserves the right to apply any rent increase retrospectively.

**CORK COUNTY COUNCIL
HOUSING SERVICES**

NO:

SUBJECT: Cork County Council County Wide Differential Rent Scheme 2012.
Department of the Environment, Community and Local Government Circular 26/2015.

ORDER: Pursuant to Section 58 of the Housing Act 1966, Article 64 of the Housing Regulations 1980, Circular Letter HRT/6/86 dated 14th August 1986 issued by the Department of the Environment, and Circular Letter 26/2015 issued by the Department of the Environment, Community and Local Government dated 30th June 2015, approval is hereby accorded to the implementation as and from July 1st 2015 of the amended Cork County Council County Wide Differential Rent Scheme 2012 as set out in document reference CCC/CWDRS 2015

DIRECTOR OF SERVICES

Dated this day of 2015.

Appendix A – Youghal Town Council

YOUGHAL TOWN COUNCIL

HOUSING RENT SCHEME 2012

1. SCOPE OF SCHEME

This Scheme will apply throughout the Urban District of Youghal and shall supersede all existing Rent Schemes. It shall become effective as from 1st February 2012.

2. DIFFERENTIAL RENTS

- (i) Rents of dwellings let on differential rent will be calculated in accordance with paragraph 3 below, as a percentage of the assessable income of the principal earner, together with a contribution from any subsidiary earners in the household. In determining rent in the case of a new tenancy, assessable income shall be reckoned by reference to the income situation of the family as at the date of appointment.
- (ii) Assessable income of the principal earner is income from the following sources, assessed in full, but reduced by pay-related social insurance contributions, income tax payable, income levy, pension levy and universal social charge 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 training allowances, except payments listed at (vi) beneath;
 - (c) income from pensions of kinds not already included at (b) above.
- (iii) Income of an employed person is, in general, the normal weekly rate of remuneration as defined in Section 1 of the Holidays (Employees) Act, 1973, except that occasional overtime and lump sum bonus payments are excluded. All regular payments in the nature of payment are included.
- (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 rents:

- (a) Children's allowances, orphan's allowances or orphan's pensions payable under the Social Welfare (Consolidation) Act, 1981;
- (b) scholarships;
- (c) allowance for domiciliary care of handicapped children under the Health Act, 1970;
- (d) allowance or assistance received from any charitable organisations;

3. **CALCULATION OF RENT**

The rents of dwellings let on differential rent shall be determined on the basis of the following scale of assessable income:

Up to p200.00	13% of Assessable income
Over p200.00	16% of Assessable income

The differential rent shall be reduced by p4.00 for each dependent child of 16 years or under, or, who, being under 21, 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, 16% of the income of each subsidiary earner should be added subject to a maximum contribution of p30.00 by each subsidiary earner. The amount of rent calculated in this way should not exceed the maximum rent referred to in paragraph 4 or be less than the minimum rent set out in paragraph 5.

4. **MAXIMUM RENTS.**

The weekly maximum or full rent of each local authority rented dwelling shall be as per Schedule 1 attached hereto.

5. **MINIMUM RENTS.**

Where the weekly rent determined in accordance with Paragraph 3 above results in a rent of less than p30.00, a minimum rent of p30.00 will apply.

6. **CASES OF HARDSHIP.**

In exceptional circumstances where payment of a rent calculated under Paragraph 3 would, in the opinion of the authority, give rise to hardship, the Council may agree to accept a lesser sum from a tenant for a specified period. Such lesser sum should not be less than 6% of the household income.

7. REVIEW OF INCOMES

The tenant shall notify the Council immediately of any change in income or in family circumstances, and comply with the requirements of Paragraph 2 of the Letting Agreement in this regard.

8. FIXED RENTS

The weekly rents payable by tenants on fixed rent shall be as per Schedule 2 attached hereto. The Council will offer tenants on fixed rents the option of going on to differential rents.

SCHEDULE 1

1. Sarsfield Terrace	þ120.00
2. Quain Terrace	þ120.00
3. 8 House Scheme	þ120.00
4. Dominic Collins Place	þ120.00
5. Raheen Park	þ120.00
6. Dr. Kennedy Place	þ120.00
7. Seafield Estate	þ120.00
8. Gallagher Terrace	þ120.00
9. O'Reilly Terrace	þ120.00
10. Fitzgerald Terrace	þ120.00
11. Kenny's Lane	þ120.00
12. Alms Houses	þ120.00
13. Woodview Court	þ120.00
14. Ashe Street	þ120.00
15. Gilletts Hill	þ120.00
16. Pope John Paul Place	þ120.00
17. Windmill Hill/South Main Street	þ120.00
18. Windmill Hill/South Cross Lane	þ120.00
19. Tallow Street	þ120.00
20. Seaview Place	þ120.00
21. Blackwater Heights (Nos. 1 ó 55)	
Flats	þ120.00
3 Bedroom	þ120.00
4 Bedroom	þ120.00
22. Blackwater Heights (Nos. 56 ó 117)	
3 Bedroom	þ120.00
4 Bedroom	þ120.00
23. Blackwater Heights (Nos. 118 ó 121)	þ120.00
24. Dermot Hurley Estate	
Flats	þ120.00
3 Bedroom	þ120.00
4 Bedroom	þ120.00

SCHEDULE 1

25. Cherryvale Estate	
Flats	þ120.00
3 Bedroom	þ120.00
4 Bedroom	þ120.00
26. Priory Court/Chapel Lane	þ120.00
27. Ardrath Crescent	þ120.00
28. Dolphinø Square	þ120.00
29. Chestnut Drive	þ120.00
30. Gallagher Mews	þ120.00
31. Woodland Grove	þ120.00
32. Power Terrace	þ120.00
33. Moonraker Mews	þ150.00
34. Raheen Road	þ125.00
35. Mount Pleasant, Cork Hill	þ140.00
36. Ard na Mara	þ140.00
37. Gort Aoibhinn	þ170.00
38. Gallagher Mews (2)	þ170.00
39. Quaker Cottage	þ170.00
40. Parklands	þ180.00
41. Ardan na Mara	þ180.00
42. Ashe Street	þ240.00
43. Seafield	þ140.00
44. Ard Caladh	þ240.00

SCHEDULE 2

1. Seafield Estate (Whyte & Walsh)	þ42.00
2. Sarsfield Terrace (No. 40)	þ38.00

Appendix B – Skibbereen Town Council

SKIBBEREEN TOWN COUNCIL

HOUSING RENT SCHEME 2011

REF: SKIBBTC/HRS/11.

This Scheme is prepared by Skibbereen Town Council under the authority vested in it by Section 58 of the Housing Act 1966 and having regard to Article 64 of the Housing Regulations 1980 and Circular Letter HRT 6/86 dated 14th August, 1986 from the Department of the Environment, and is the Scheme referred to in Manager's Order No. _____ dated _____, 2011.

1. Scope of Scheme

This Scheme will apply throughout the Skibbereen Town Council District and shall supersede all existing Rent Schemes. It shall become effective from 28th May 2011.

2. Differential Rents

(i) Rents of dwellings let on differential rent will be calculated in accordance with paragraph 3 below, as a proportion of the assessable income of the principal earner together with a contribution from any subsidiary earners in the household. Rents will normally be based on certified income as at week ended 2nd April 2011. In determining rent in the case of a new tenancy, assessable income shall be reckoned by reference to the income situation of the family as _____ at the date of appointment. The Council will require certificates of all weekly incomes for week ended 2nd April 2011, a certified P60 and a P21 balancing statement for year ended 31st December 2010.

(ii) Assessable income of the principal earner is income from 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 welfare payments, allowances and pensions, health board allowances and training allowances except payments listed at (vi) beneath;

(c) income from pensions of kinds not already included at (b) above.

(iii) Income of an employed person is, in general, the normal weekly rate of remuneration as defined in Section 1 of the Holidays (Employees) Act 1973 _____ except that occasional overtime, and occasional lump sum bonus payments are _____ excluded. All regular payments in the nature of pay are included.

(iv) Principal earner(s) is the person (either a 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(s) 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 rents:-

(a) children's allowances, orphan's allowances or orphan's pensions payable under the Social Welfare (Consolidation) Act 1981;

(b) scholarships;

(c) allowances payable under the Child Care Act 1991;

(d) allowance for domiciliary care of handicapped children under the Health Act, 1970;

(e) allowance or assistance received from any charitable organisation;

(f) disability allowance/Careerø Allowance

(g) infectious diseases maintenance allowances;

(h) supplementary welfare allowances;

(i) family income supplement;

(j) increase in income resulting from participation in Back to Work Scheme - subject to overall income being less than p320;

(k) increase in income resulting from participation in Community Employment Programme.

3. Calculation of Rent

The rents of dwellings let on differential rent shall be determined on the basis of the following scale of assessable income to which the principal earner's allowances and rent fractions shown shall be applied.

<i>Assessable weekly income of principal earner</i>	<i>Principal earner's weekly allowance</i>	<i>Rent Fraction</i>
Up to p95	p50	1/8
Over p95 up to p121	p30	1/8
Over p121 up to p205	p13	1/8
Over p205	p12	1/7

In addition to the allowance for the principal earner, allowances shall be made for dependent children on the basis of €5 per week for each child of 16 years or under or, who being under 21, is attending a full-time course of education and is wholly or mainly maintained by the tenant.

It will be open to the Council to make appropriate adjustments at the marginal points of the scale of assessable income when calculating rent.

After the rent payable in respect of the principal earner has been determined, one-seventh of the income of each subsidiary earner which exceeds €20 per week should be added subject to a maximum contribution of €9 by each subsidiary earner.

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

4. Maximum Rents

The weekly maximum or full rent of each rented Local Authority dwelling, both new and existing, shall be €95.00

5. Minimum Rents

Where the weekly rent determined in accordance with paragraph 3 above results in a rent of less than €20.00, a minimum rent of €20.00 will apply.

6. Cases of Hardship

In exceptional circumstances where payment of a rent calculated under paragraph 3 would, in the opinion of the authority, give rise to hardship the Council may agree to accept a lesser sum from a tenant for a specified period. Such lesser sum should not be less than 6% of the household income.

7. Where household circumstances have not changed since the previous Rent Review, rent charged under this Scheme shall not be less than that currently charged.

8. Rounding Off

Where the rents calculated in accordance with the preceding paragraphs are not multiples of €1, they shall be rounded to the nearest euro.

9. Review of Incomes

The tenant(s) shall notify the Council immediately of any change in income or in family circumstances, and comply with the requirements of paragraph 2 of the Letting Agreement in this regard.

Appendix C – Middleton Town Council

MIDDLETON URBAN DISTRICT COUNCIL

HOUSING RENT SCHEME 2001

This Scheme is prepared by Middleton Urban District Council under the authority vested in it by Section 58 of the Housing Act, 1966 and having regard to Article 64 of the Housing Regulations 1980 and Circular Letter HRT 6/86 dated 14th August 1986 from the Department of the Environment.

1. SCOPE OF SCHEME

This Scheme will apply to all dwellings let by Middleton Urban District Council and shall supersede all existing Rent Schemes. It shall become effective from 1st September 2001 and be subject to an annual review.

2. DIFFERENTIAL RENTS

(1) Rents of Dwellings let on differential rent will be calculated in accordance with paragraph 3 below, as a proportion of the assessable income of the principal earner (ranging from one-tenth to one-sixth in accordance with a graded scale which includes allowances for the principal earner and dependent children) together with a contribution from any subsidiary earners in the household. Rents will normally be based on certified weekly income. In determining rent in the case of a new or transferred tenancy, assessable income shall be reckoned by reference to the income situation of the family as at the date of commencement of tenancy.

(2) Assessable income of the principal earner is income from 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 training allowances, **except payments listed at (6) beneath:**
- c) income from pensions of kinds not already included at (b) above.

(3) **Income of an employed person is**, in general, the normal weekly rate of remuneration as defined in Section 1 of the Holidays (Employees) Act, 1973, except that overtime is excluded. All regular payments in the nature of pay are included.

(4) **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.

(5) **Subsidiary earner** is a member of the household, other than the principal earner, who has an income.

(6) **Income from the following sources is disregarded for the purposes of calculation of rents:**

- (a.) Children's allowances, orphan's allowances or orphan's pensions payable under the Social Welfare (Consolidation) Act, 1981;
- (b.) Scholarships;
- (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.) allowances or assistance received from any charitable organisations;
- (f.) disabled persons maintenance allowances;
- (g.) infectious diseases maintenance allowances;
- (h.) supplementary welfare allowances;
- (i.) family income supplement;
- (j.) increase in income resulting from participation in back to work scheme subject to overall income being less than £251.23 (319 Euros)
- (k.) lump sum compensation payments.

3. **CALCULATION OF RENT**

The rents of dwellings let on Differential Rent shall be determined on the basis of the following scales of assessable income (calculated in accordance with Paragraph 2) to which the principal earner's allowances and rent fractions shown shall be applied.

Assessable Weekly Income of Principal Earner	Principal Earner's weekly allowances	Rent Fraction
Up to £96.00	£15.75	1/10th
Up to 122 Euros	20 Euros	
Over £96.00 up to £108	£11.80	1/9th

Over 122 Euros up to 137 Euros	15 Euros	
Over £108 up to £120	£11.80	1/8th
Over 137 Euros up to 152.50 Euros	15 Euros	
Over £120 up to £132	£11.80	1/7th
Over 152.50 Euros up to 168 Euros	15 Euros	
Over £132 up to £144	£11.80	1/6th
Over 168 Euros up to 183 Euros	15 Euros	
Over £144 up to £156	£7.50	1/6th
Over 183 Euros up to 198 Euros	10 Euros	
Over £156	Nil.	1/6th
Over 198 Euros		

In addition to the allowance for principal earner, allowances shall be made for dependent children on the basis of **£6.30 (8 Euros) per week for each of the first four children and £9.45 (12 Euros) for each additional child of 16 years or under**, or, who, being under 21, is attending a full-time course of education and is wholly or mainly maintained by the principal earner.

It will be open to the Council to make appropriate adjustments at the marginal points of the scale of assessable income when calculating rent.

After the rent payable in respect of the **principal earner** has been determined, one-seventh of the income of each subsidiary earner which exceeds £25.20 (**32 Euros**) per week shall be added subject to a maximum contribution of £7.10 (**9 Euros**) 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 4.

4. **MINIMUM RENTS/MAXIMUM RENTS**

	Minimum		Maximum
1 bedroomed House/Units	£6.30	8 Euros	£52.00 66 Euros
2 bedroomed Houses	£8.66	11 Euros	£55.12 70 Euros
3 bedroomed Houses	£10.23	13 Euros	£60.00 76 Euros
4 bedroomed Houses	£12.60	16 Euros	£63.00 80 Euros

The maximum rent shall be applied where there is a refusal or a failure to return full and certified details of income of the principal earner and each subsidiary earner, (*whether from employment or otherwise, in the household,*) for rent assessment purposes.

5. **CASES OF HARDSHIP**

In exceptional circumstances where payment of a rent calculated under Paragraph 3

would, in the opinion of the authority, give rise to hardship, the Council may agree to accept a lesser sum from a tenant for a specified period.

6. **REVIEW OF INCOMES**

The tenant shall notify the Council immediately of any change in income or in family circumstances, and comply with the requirements of the Letting Agreement in this regard. The Council reserves the right to apply any rent increase retrospectively.

7. **ROUNDING UP AND DOWN.**

Where the rents calculated in accordance with the proceeding Paragraphs are not multiples of £0.50 they shall be rounded to the nearest £0.50p. In order to ensure that the conversion of the rent calculated to the Euro currency has no adverse effect, the resulting amount in cents will be rounded downwards in all such cases to the nearest whole Euro. Once conversion has occurred, all future calculations of rent shall be rounded upwards or downwards to the nearest whole Euro as may be appropriate, all amounts resulting in 50 cents or less will be rounded downwards, and all amounts resulting in more than 50 cents will be rounded upwards to the whole Euro.

8. **CO-HABITING COUPLES**

Where a situation arises where co-habiting couples are in receipt of separate incomes, these incomes will be combined and treated as one for the purpose of calculating the Principal Earner income under the Differential Rent Scheme.

This Rent Scheme was Adopted by the Members on 12th June 2001, and amended on 11th September 2001.

Appendix D – Mallow Town Council

Mallow Town Council

Housing Rent Scheme, 2008

This scheme is prepared by Mallow Town Council under the authority vested in it by Section 58 of the Housing Act, 1966 and having regard to Article 64 of the Housing Regulations, 1980 and circular Letter HRT 6/86 dated 14th August, 1986 from the Department of the Environment.

1. Scope of Scheme

This Scheme will apply throughout Mallow and shall supercede all existing Rent Schemes. It shall become effective from 2nd August 2008 and be subject to an annual review.

2. Differential Rents

- (i) Rents of dwellings let on differential rent will be calculated in accordance with paragraph 3 below, as a proportion of the assessable income of the principal earner together with a contribution from any subsidiary earners in the household. Rents will normally be based on certified income as at week ended 11th July 2008. In determining rent in the case of a new tenancy, assessable income shall be reckoned by reference to the income situation of the family at the date of appointment.
- (ii) Assessable income of the principal earner is income from 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 service executive allowance and FAS training allowances except payments listed as (vi) beneath
 - (c) Income from pensions of kinds not already included at (b) above.
- (iii) Income of an employed person is, in general, the normal weekly rate of remuneration as defined in Section 1 of the Holidays (Employees) Act, 1973 except that occasional overtime and lump sum bonus payments in the nature of pay are included.
- (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 with 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 purpose of calculation of rents:-

(a) Children's Allowances, Orphan's Allowances or Orphan's Pensions payable under the Social Welfare (Consolidation) Act, 1981.

(b) Scholarships

(c) Allowances payable under the Boarding out of Children Regulations, 1954

(d) Allowance for domiciliary care of handicapped children under the Health Act, 1970

(e) Allowance of assistance received from any charitable organisation

(f) Infectious diseases maintenance allowances

(g) Fuel Allowance

(vii) Income of a person on a 'Back to Work' Scheme or Community Employment Scheme is calculated on the maximum social welfare rate.

3. Calculation of Rent

The rents of dwellings let on differential rent shall be determined on the basis of the following scale of assessable income to which the principal earner's allowances and rent fractions shown shall be applied.

<u>Assessable Weekly Income Of Principal Earner</u>	<u>Principal Earner's Weekly Allowance</u>	<u>Rent Fraction</u>
Up to €93.96	€50.79	1/8
Over €93.96 up to €120.63	€31.74	1/8
Over €120.63 up to €203.16	€12.70	1/8
Over €203.16	€12.70	1/7

In addition to the allowance for principal earner, allowances shall be made for dependent children on the basis of €3.81 per week for each of the first 3 children and €7.62 for each additional child of 16 years or under or, who being under 21 is attending a full-time course of education and is wholly or mainly maintained by the principal earner.

It will be open to the Council to make appropriate adjustments at the marginal points of the scale of assessable income when calculating rent.

After the rent payable in respect of the principal earner has been determined, one-eighth of the income of each subsidiary earner which exceeds £20.32 per week should be added subject to a maximum contribution of £7.62 by each subsidiary earner. The amount of rent calculated in this way should not exceed the maximum rent referred to in paragraph 4 or be less than the minimum rent set out in paragraph 5.

If there is a reduction in the rent charges solely as a consequence of the terms of this scheme, there shall be no decrease in the amount charged.

4. Maximum Rents

Maximum Rent is £88.50 per week.

5. Minimum Rents

Where the weekly rent determined in accordance with paragraph 3 above results in a rent of less than £20.00, a minimum rent of £20.00 will apply.

6. Cases of Hardship

In exceptional circumstances where payment of a rent calculated under paragraph 3 would, in the opinion of the authority, give rise to hardship, the Council may agree to accept a lesser sum from a tenant for a specified period. Such lesser sum should not be less than 6% of the household income.

7. Where household circumstances have not changed since the previous Rent Review, rent charges under this scheme shall not be less than the currently charged.

8. Rounding Off

Where the rents calculated in accordance with the preceding paragraphs are not multiples of 50 cents, they shall be rounded off to the nearest 50 cents.

9. Review of Incomes

The tenant shall notify the Council immediately of any changes in income or in family circumstances and comply with the requirements of paragraph 2 of Letting Agreement in the regard.

10. Fixed Rents

Where a fixed rent applies, the rent will be increased by £2.50 in 2008. The Council will offer tenants on fixed rent the option of going on to differential rent. This will ensure that rent increase will not entail hardship in any case.

Appendix E – Macroom Town Council

MACROOM TOWN COUNCIL

HOUSING RENT SCHEME 2012



This Scheme is prepared by Macroom Town Council under the authority vested in it by Section 58 of the Housing Act 1966 and having regard to Article 64 of the Housing Regulations 1980 and Circular Letter HRT 6/86 dated 14th August, 1986 from the Department of the Environment.

1. Scope of Scheme

This Scheme will apply throughout the Macroom Town District and shall supersede all existing Rent Schemes. It shall become effective from and including week ending 17th August, 2012.

2. Differential Rents

- (i) Rents of dwellings let on differential rent will be calculated in accordance with paragraph 3 below, as a proportion of the assessable income of the principal earner together with a contribution from any subsidiary earners in the household. Rents will normally be based on certified income as at week ended 29th June, 2012. In determining rent in the case of a new tenancy, assessable income shall be reckoned by reference to the income situation of the family as at the date of appointment.
- (ii) Assessable income of the principal earner is income from 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 welfare payments, allowances and pensions, health board allowances and training allowances except payments listed at (vi) beneath;
 - (c) income from pensions of kinds not already included at (b) above.
- (iii) Income of an employed person is, in general, the normal weekly rate of remuneration as defined in Section 1 of the Holidays (Employees) Act 1973 except that occasional overtime, and occasional lump sum bonus payments are excluded. All regular payments in the nature of pay are included.
- (iv) Principal earner is the person (either a 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 rents:-
 - (a) children's allowances, orphan's allowances or orphan's pensions payable under the Social Welfare (Consolidation) Act 1981;
 - (b) scholarships;
 - (c) allowances payable under the Child Care Act 1991;
 - (d) allowances for domiciliary care of handicapped children under the Health Act, 1970;
 - (e) allowances or assistance received from any charitable organisation;
 - (f) disabled persons maintenance allowances;

- (g) infectious diseases maintenance allowances;
- (h) supplementary welfare allowances;
- (i) family income supplement;
- (j) increase in income resulting from participation in Back to Work Scheme ó subject to overall income being less than þ320
- (k) increase in income resulting from participation in Community Employment Programme.

3. Calculation of Rent

The rents of dwellings let on differential rent shall be determined on the basis of the following scale of assessable income to which the principal earner's allowances and rent fractions shown shall be applied.

Assessable weekly weekly allowance earner	Principal earner's	Rent Fraction Income of principal
Up to €100.00	€50.50	1/7
Over €100.00 up to €114.00	€31.50	1/7
Over €114.00) up to €133.00	€12.50	1/7
Over €133.00 up to €165.00	€12.50	1/7
Over €165.00	€6.00	1/7

In addition to the allowance for the principal earner, allowances shall be made for dependent children on the basis of €6.00 per week for each child of 16 years or under or, who being under 21, is attending a full-time course of education and is wholly or mainly maintained by the tenant.

It will be open to the Council to make appropriate adjustments at the marginal points of the scale of assessable income when calculating rent.

After the rent payable in respect of the principal earner has been determined, ten per cent of income of each subsidiary earner shall be added for income under subject to a maximum contribution of **€10.00** by each subsidiary earner.

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

4. Maximum Rents

The weekly maximum or full rent of each local authority rented dwelling (both new and existing) shall be þ90.00.

5. Minimum Rents

Where the weekly rent determined in accordance with paragraph 3 above results in a rent of less than þ20.00. a minimum rent of þ20.00 will apply.

All OAPs on minimum rent of þ16.00 will be increased to þ20.00.

Where two or more OAP are living together the rent will be þ20.00 each.

6. Cases of Hardship

In exceptional circumstance where payment of a rent calculated under paragraph 3 would, in the opinion of the authority, give rise to hardship the Council may agree to accept a lesser sum from a tenant for a specified period. Such lesser sum should not be less than 6% of the household income.

7. Where household circumstances have not changed since the previous Rent Review, rent charged under this Scheme shall not be less than that currently charged.

8. **Rounding Off**

Where the rents calculated in accordance with the preceding paragraphs are not multiples of p1, they shall be rounded to the nearest euro.

9. **Review of Incomes**

The tenant(s) shall notify the Council immediately of any change in income or in family circumstances, and comply with the requirements of paragraph 2 of the Letting Agreement in this regard.

Appendix F – Kinsale Town Council

KINSALE TOWN COUNCIL

DIFFERENTIAL RENT SCHEME 2006.

This Scheme is prepared by Kinsale Urban District Council under the Authority vested in it by Section 58 of the Housing Act 1966, and having regard to Article 64 of the Housing Regulations 1980 and Circular Letter HRT 6/86 dated 14th August 1986 from the Department of the Environment.

1. SCOPE OF SCHEME.

This Scheme shall supersede all existing Rent Schemes. It shall become effective from week beginning Monday, 3rd July 2006 and be subject to an annual review.

2. DIFFERENTIAL RENTS:

- (i) Rents of dwellings let on differential rent will be calculated in accordance with paragraph 3 below, as a proportion of the assessable income of the principal earner together with a contribution from any subsidiary earners in the household. Rents will normally be based on certified income as at week ended 19th May 2006 determining rent in each case of a new tenancy, assessable income shall be reckoned by reference to the income situation of the family as at the date of appointment.

The Council will require certificates of all weekly incomes for week ended 19th May 2006 and a certified P60 for year ended 31st December 2005.

- (ii) Assessable income of the principal earner is income from 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 FAS training allowances, except payments listed at (vi) below.

(c) Income from pensions of kinds not already included at (b) above.

(iii) Income of an employed person is, in general the normal weekly rate of remuneration as defined in Section 1 of the Holidays (Employees) Act 1973 except that occasional overtime payments are excluded. All regular payments in the nature of pay are included.

(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 the 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 rents:

- (a) Children's allowances, orphans allowances or orphans pensions payable under the Social Welfare (Consolidation) Act, 1981,
- (b) Scholarships.
- (c) Allowances payable under the Boarding out of Children Regulations 1954.
- (d) Allowance of Domiciliary Care of Handicapped Children under the Health Act 1970.
- (e) Allowance or Assistance received from any Charitable Organisation.
- (f) Disabled Persons Maintenance Allowances.
- (g) Infectious Diseases Maintenance Allowances.
- (h) Supplementary Welfare Allowances.

3. **CALCULATION OF RENT.**

The rents of dwellings let on differential rent shall be determined on the basis of the following scale of assessable income to which the principal earner's allowance and rent fractions shown shall be applied.

Assessable Weekly Income of Principal Earner	Rent.
Up to £130	£20.00
Over £130	£20.00 plus 1/6 of all additional assessable income.

The resultant rent shall be reduced by an amount of £2.00 per week for each child of 16 years or under or, who being over 16 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, one sixth of the income of each subsidiary earner which exceeds £25 per week should be added subject to a maximum contribution of £10.00 by each subsidiary earner. The amount of rent calculated in this way should not exceed the maximum rent referred to in Paragraph 4 or be less than the minimum rent set out in Paragraph 3.

4. **MAXIMUM RENTS.**

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

- (a) One and Two Bedroomed Flats: £70.00
- (b) Two and Three Bedroomed Houses: £80.00

5. **MINIMUM RENTS.**

Where the weekly rent is determined in accordance with Paragraph 3 above results in the rent of less than £20.00, a minimum of £20.00 will apply.

6. CASES OF HARDSHIP.

In exceptional circumstances where payment of a rent calculated under Paragraph 3 would, in the opinion of the Authority, give rise to hardship, the Council may agree to accept a lesser sum from a tenant for a specified period. Such lesser should not be less than 6% of the household income.

7. ROUNDING OFF.

Where the rents calculated in accordance with the proceeding paragraphs are not multiples of 50 cent, they shall be rounded up or down to the next 50 cent multiple.

8. REVIEW OF INCOMES.

The tenant shall notify the Council immediately of any change in income or in family circumstances, and comply with the requirements of Paragraph 2 of Letting Agreement in this regard.

Appendix G – Cobh Town Council

COBH TOWN COUNCIL

HOUSING RENT SCHEME 2011.

This Scheme is prepared by Cobh Town Council under the authority vested in it by Section 58 of the Housing Act 1966 and having regard to Article 64 of the Housing Regulations 1980 and the Circular Letter HRT 6/86 dated 14th August, 1986 from the Department of the Environment.

1. Scope of Scheme

This Scheme will apply throughout the Cobh Town Council area and shall supersede all existing Rent Schemes.

It shall become effective from rent week ending **9th July, 2011**

2. Differential Rents

- (i) Rents of dwellings let on differential rent will be calculated in accordance with paragraph 3 or 8 below, as a proportion of the assessable income of the tenant(s) together with a contribution from any subsidiary earners in the household. In determining rent in the case of a new tenancy, assessable income shall be reckoned by reference to the income situation of the family as at the date of appointment.
- (ii) Assessable income of the tenant(s) is income from the following sources, assessed in full, but reduced by pay-related social insurance contributions and any income tax or income levy 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 FAS training allowances **except payments listed as (vi) beneath.**
 - (c) Income from Carers Allowance ó however, where inclusion of a Carer's Allowance would result in an increase in the rent payable, the rent will remain at the level it was prior to the introduction of the current scheme.
 - (d) Income from pensions of kinds not already included at (b) above.
- (iii) **Income of an Employed Person** is, in general, the normal weekly rate of remuneration as defined in Section 1 of the Holidays (Employees) Act 1973 except that occasional overtime and lump sum bonus payments in the nature of pay are excluded. All regular payments in the nature of pay are included.
- (iv) **Subsidiary Earner** is a member of the household, other than the tenant, the spouse of a tenant or a partner of a tenant who has an income.

- (v) Income from the following sources is disregarded for the purpose of calculation of rents:-
- (a) Children's allowances, Orphan's Allowances or Orphan's Pensions payable under the Social Welfare (Consolidation) Act 1981
 - (b) Scholarships
 - (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) Allowances of assistance received from any charitable organisation
 - (f) Infectious diseases maintenance allowances
 - (g) Family income supplement
 - (h) Fuel Allowance
 - (i) Any occasional allowances e.g. Back to School Allowances, Footwear Allowances etc.
 - (j) Living Alone Allowance for elderly persons
- (vi) Income of a person on a "Back to Work" Scheme is to be calculated on Income from employment excluding the Back to Work Allowance or the maximum Social Welfare rate, whichever, is the greater.
- (vii) Income of a person on a Community Employment Scheme is to be calculated on the maximum Social Welfare rate.

Maintenance Payments

- (a) A person in **receipt** of maintenance payments, whether court approved or by private arrangement, will have this payment **added** to their weekly income, for rent calculation purposes.
- (b) A person **paying** maintenance, whether court approved or by private arrangement, will have this payment **deducted** from their weekly income, for rent calculation purposes.

Documentary evidence to be produced in all cases

3. Calculation of Rent

The rents of dwellings let on differential rent shall be determined on the basis of the following scale of assessable income to which the principal earner's allowances and real fractions shown shall be applied.

<u>Tenant(s)</u>	<u>Assessable Weekly Income of Weekly Allowance</u>	<u>Tenant(s)'s Rent Fraction</u>
Up to €200.00	€30.00	1/7
Over €200.00 up to €220.00	€15.00	1/7
Over €220.00 up to €240.00	€ 5.00	1/7
Over €240.00	€ 5.00	1/6

In addition to the allowance for tenant(s), rent shall be reduced by **€1.00 per week for each child of 16 years or under** or, who being under 21 is attending a full-time course of education and is wholly or mainly maintained by the tenant(s).

It will be open to the Council to make appropriate adjustments at the marginal points of the scale of assessable income when calculating rent.

After the rent payable in respect of the **tenant(s)** has been determined, one-seventh of the income of each subsidiary earner which exceeds €20.00 per week should be added subject to a maximum contribution of €10.00 by each subsidiary earner. The amount of rent calculated in this way should not exceed the maximum rent referred to in paragraph 4.

If there is a reduction in the rent charged solely as a consequence of the terms of this scheme, there shall be no decrease in the amount charged.

4. Maximum Rents

Maximum Rent is **€100.00 per week**. In respect of houses outlined below, the maximum rent shall be reduced as set out in the following table.

- 1) **€100.00:-** Edmund Rice Crescent
Hartlands Point
Fosters Haven
Árd Aoibhinn (3 Bed)
Former Private Houses Purchased by Cobh Town Council (3 Bed)
- 2) **€ 80.00:-** Pat O'Brien Close
Edmund Rice Close
Árd Aoibhinn (2 Bed)
Russell Heights (3/4 Bed)
Springfield Park (3 Bed)
Former Private Houses Purchased by Cobh Town Council (2 Bed)
3 Bed Houses not included in Category 1 or 3
- 3) **€ 60.00:-** Russell Heights (2 Bed)
Springfield Park (2 Bed)

St. Mary's Close
Sarsfield Hogan Place
Bishop Ahern Close
Fr. Corbett Terrace
The Mall
Glenanaar Place
St. Patrick's Square
Belmont Place

5. Rounding Off

Where the rents calculated in accordance with the preceding paragraphs are not multiples of 50 Cents, they shall be rounded up to the nearest 50 Cents.

6. Review of Incomes

The tenant shall notify the Council **immediately** of any change in income or in family circumstances and comply with the requirements of paragraph 2 of Letting Agreement in this regard. In cases where updated income forms have not been received by the Council in the current calendar year, the Council reserves the right to increase the existing rents to the Maximum Rent in all cases.

7. Unemployed

The Council will disregard any increase in the income of any long term unemployed member of a household for a period of six months after such member gains employment.

8 Cases Of Hardship

In exceptional circumstances where payment of a rent calculated would, in the opinion of the authority, give rise to hardship, the Council may agree to accept a lesser sum from a tenant for a **specified period**. Such lesser sum shall not be less than 6% of the household income. A temporary reduction in rent can only be agreed in relation to tenants who make an application in writing (including supporting documentation) to the Town Clerk, setting out the reasons why the tenant believes that a case of hardship exists.

Appendix H – Clonakilty Town Council

CLONAKILTY TOWN COUNCIL

HOUSING RENT SCHEME 2009

This Scheme is prepared by Clonakilty Town Council under the authority vested in it by Section 58 of the Housing Act 1966 and having regard to Article 64 of the Housing Regulations 1980 and Circular Letter HRT 6/86 dated 14th August, 1986 from the Department of the Environment.

4. Scope of Scheme

This Scheme will apply throughout the Clonakilty Town District and shall supersede all existing Rent Schemes. It shall become effective from and including week ending 25th October, 2009.

5. Differential Rents

- (i) Rents of dwellings let on differential rent will be calculated in accordance with paragraph 3 below, as a proportion of the assessable income of the principal earner together with a contribution from any subsidiary earners in the household. Rents will normally be based on certified income as at week ended 7th August 2009. In determining rent in the case of a new tenancy, assessable income shall be reckoned by reference to the income situation of the family as at the date of appointment.
- (iii) Assessable income of the principal earner is income from 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 welfare payments, allowances and pensions, health board allowances and training allowances except payments listed at (vi) beneath;
 - (c) income from pensions of kinds not already included at (b) above.
- (iii) Income of an employed person is, in general, the normal weekly rate of remuneration as defined in Section 1 of the Holidays (Employees) Act 1973 except that occasional overtime, and occasional lump sum bonus payments are excluded. All regular payments in the nature of pay are included.
- (iv) Principal earner is the person (either a 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 rents:-
 - (a) children's allowances, orphan's allowances or orphan's pensions payable under the Social Welfare (Consolidation) Act 1981;
 - (b) scholarships;
 - (c) allowances payable under the Child Care Act 1991;
 - (d) allowances for domiciliary care of handicapped children under the Health Act, 1970;
 - (e) allowances or assistance received from any charitable organisation;
 - (f) disabled persons maintenance allowances;
 - (g) infectious diseases maintenance allowances;
 - (h) supplementary welfare allowances;

- (i) family income supplement;
- (j) increase in income resulting from participation in Back to Work Scheme ó subject to overall income being less than p320
- (k) increase in income resulting from participation in Community Employment Programme.

6. Calculation of Rent

The rents of dwellings let on differential rent shall be determined on the basis of the following scale of assessable income to which the principal earner's allowances and rent fractions shown shall be applied.

Assessable weekly weekly allowance earner	Principal earner's	Rent Fraction Income of principal
Up to €100.00	€50.50	1/7
Over €100.00 up to €114.00	€31.50	1/7
Over €114.00 up to €133.00	€12.50	1/7
Over €133.00 up to €165.00	€12.50	1/7
Over €165.00	€6.00	1/6

In addition to the allowance for the principal earner, allowances shall be made for dependent children on the basis of **€7.50 per week for each child of 16 years or under** or, who being under 21, is attending a full-time course of education and is wholly or mainly maintained by the tenant.

It will be open to the Council to make appropriate adjustments at the marginal points of the scale of assessable income when calculating rent.

After the rent payable in respect of the principal earner has been determined, one-seventh of the income of each subsidiary earner which exceeds **€20.00** per week should be added subject to a maximum contribution of **€7.50** by each subsidiary earner.

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

4. Maximum Rents

The weekly maximum or full rent of each local authority rented dwelling (both new and existing) shall be p83.00.

7. Minimum Rents

Where the weekly rent determined in accordance with paragraph 3 above results in a rent of less than p24.00 a minimum rent of p24.00 will apply.

8. Cases of Hardship

In exceptional circumstance where payment of a rent calculated under paragraph 3 would, in the opinion of the authority, give rise to hardship the Council may agree to accept a lesser sum from a tenant for a specified period. Such lesser sum should not be less than 6% of the household income.

7. Where household circumstances have not changed since the previous Rent Review, rent charged under this Scheme shall not be less than that currently charged.

8. **Rounding Off**

Where the rents calculated in accordance with the preceding paragraphs are not multiples of p1, they shall be rounded to the nearest euro.

9. **Review of Incomes**

The tenant(s) shall notify the Council immediately of any change in income or in family circumstances, and comply with the requirements of paragraph 2 of the Letting Agreement in this regard.

Appendix I – Fermoy Town Council

FERMOY TOWN COUNCIL

HOUSING RENT SCHEME 2006

4. SCOPE OF SCHEME

This Scheme will apply throughout the Urban District of Fermoy and shall supersede all existing Rent Schemes. It shall become effective as and from 12th June 2006.

5. DIFFERENTIAL RENTS

- (vii) Rents of dwellings let on differential rent will be calculated in accordance with paragraph 3 below, as a percentage of the assessable income of the principal earner, together with a contribution from each subsidiary earner in the household. In determining rent in the case of a new tenancy, assessable income shall be reckoned by reference to the income situation of the family as at the date of appointment.
- (viii) Assessable income of the principal earner is income from the following sources, assessed in full, but reduced by pay-related social insurance contributions and any income tax payable on such income:-
 - (e) income from employment, including self-employment;
 - (f) all social insurance and social assistance payments, allowances and pensions, health board allowances and training allowances, except payments listed at (vi) beneath;
 - (g) income from pensions of kinds not already included at (b) above.
- (ix) Income of an employed person is, in general, the normal weekly rate of remuneration as defined in Section 1 of the Holidays (Employees) Act, 1973, except that occasional overtime and lump sum bonus payments are excluded. All regular income in the nature of payment are included.
- (x) The 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.

- (xi) A Subsidiary Earner is a member of the household, other than the Principal Earner, who has an income.
- (xii) Income from the following sources is disregarded for the purpose of calculation of rents:
 - (c) children's allowances, orphan's allowances or orphan's pensions payable under the Social Welfare (Consolidation) Act, 1981;
 - (d) scholarships;
 - (e) allowances payable under the Boarding Out of Children Regulations, 1954;
 - (f) allowance for domiciliary care of handicapped children under the Health Act, 1970;
 - (g) allowance or assistance received from any charitable organisations;
 - (h) disabled persons maintenance allowances;
 - (i) infectious diseases maintenance allowances;
 - (j) supplementary welfare allowances;
 - (k) family income supplement;
 - (l) increase in income resulting from participation in back to work scheme, subject to overall income being less than €320;
 - (m) increase in income resulting from participation in Community Employment Programme, subject to overall income being less than €320.

6. CALCULATION OF RENT

The rents of dwellings let on differential rent shall be determined on the basis of the following scale of assessable income:

Assessment of Principal Earner's income		
	Allowance	Percentage
From p120.00 up to p250.00	p15.00	12.5%
From p251.00 up to p350.00	p5.00	14%
From p351.00	p5.00	16%

The Principal Earner is the person with the highest income in the household, even when that person is not the tenant.

Assessment of Subsidiary Earner's income	
From p120.00 up to p250.00	12.5%
From p251.00 up to p350.00	14%
From p351.00	16%

If the result is less than p25.00, charge only the amount calculated, if p25.00 or more, then charge p25.00. This method of assessment applies to each subsidiary earner separately.

Allowances for Dependent Spouses and Children

An additional allowance of p4.00 per child under 16 years of age or dependent child over 16 years of age and under 21 years of age, who is wholly dependent and in full time education. These allowances to be deducted from the Principal Earner's income before final calculation.

An Allowance of p8.00 is made for a dependent Spouse.

The Rent is the sum of the Principle Earner's rent plus all of the Subsidiary Earners' rents.

4. **MAXIMUM RENTS.**

The weekly maximum or full rent of each rented dwelling shall be p110.00.

6. **MINIMUM RENTS.**

Where the weekly rent determined in accordance with Paragraph 3 above results in a rent of less than p17.00, a minimum rent of p17.00 is to be applied.

6. **CASES OF HARDSHIP.**

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

7. REVIEW OF INCOMES

The tenant shall notify the Council immediately of any change in income or in family circumstances.

.