

ROSCOMMON COUNTY COUNCIL DIFFERENTIAL RENT SCHEME 2020

1. Commencement Date:

This scheme will apply with effect from 01 June 2020 and will supersede any previous schemes. The scheme applies to the following;

- all rented dwellings owned by Roscommon County Council;
- dwellings leased by Roscommon County Council under the Long Term Leasing Scheme;
- dwellings rented under the Housing Assistance Payment (HAP); and
- dwellings rented under the Rental Accommodation Scheme (RAS).

2. Effective Date for Determining Rents:

Rents will normally be based on declared certified income at 01 June 2020 for existing tenancies and any changes in income thereafter. When determining rent in the case of a new or transferred tenancy, assessable income will be calculated based on household income immediately prior to taking up residence in the new dwelling.

3. Assessable Income:

Assessable income is the Principal Income and Subsidiary Income from the following sources (excluding those specifically listed in (a) to (k) below:

- (1) Income from employment as an employee and from self-employment including rental and other income from land or property, assessed in full, but reduced by
- PAYE
 - PRSI
 - USC
 - superannuation and other pension deductions, payable on such income
 - Maintenance payments to ex-spouse/ex-partner (if applicable)

NOTE: Union membership fees, cycle to work payments and any other similar payments cannot be deducted from income

- (2) All income from the Department of Social Protection including but not limited to
- (i) Social welfare payments
 - (ii) Job seekers allowance/benefit
 - (iii) Disability allowance
 - (iv) Illness benefit
 - (v) Carers allowance
 - (vi) Family income payment
 - (vii) Maintenance payments, whether under a formal or an informal arrangement
 - (viii) Income from pensions (regardless of what Country they are from)
 - (ix) Foreign income
 - (x) Health Service Executive and Community Employment allowances except payments listed at (a) – (k) below

Income of an employed person is, in general, the normal weekly rate of remuneration as defined in the Organisation of Working Time Act 1997 as amended, with no account taken of

- occasional overtime,
- occasional shift allowance and
- occasional lump sum bonus payments.

All other regular payments in the nature of pay are included subject to documentary evidence being submitted.

Income from the following sources shall not be counted as income for the purpose of rent determination:

- a) Children's allowances, foster care allowance (formerly known as orphan's allowance or orphan's pensions) payable under the Social Welfare (Consolidation Act) 1981 as amended
- b) Scholarships and higher education grants
- c) Allowances payable under the Childcare (Placement of children in Foster Care) Regulations 1995 as amended
- d) Allowances for domiciliary care for children with a disability under the Health Act, 1970 as amended
- e) Allowances or assistance received from any charitable organisation
- f) Lump sum compensation payments
- g) Supplementary payments for specific reasons, e.g., special dietary requirements
- h) Living alone allowance
- i) Fuel allowance
- j) Allowance for over 80 years of age
- k) Income benefit for participating in Community Employment Programs and further Education Training (FET) schemes, - in such cases rent shall **only** be determined based on the maximum Unemployment Benefit rate.

4. Principal and Subsidiary Income:

The Principal Income is;

- (i) income of the appointed tenant; or
- (ii) the combined income of appointed joint tenant(s); or
- (iii) the combined income of the appointed tenant and a cohabiting person; or
- (iv) the income of any other person normally resident in the household who is in receipt of the highest assessable income within the household.

The Subsidiary Income is the income of each and every member of the household who has an income other than the Principal income.

5. Calculation of Rent:

The rents of dwellings let on differential rent will be determined in accordance with the following steps:

Step 1: Identify weekly Principal and Subsidiary Incomes (as defined above) to establish Assessable Income.

Step 2: Calculate deductions that apply to the weekly Principal Income, as applicable, at € 10 per week for;

- each child aged 18 years of age or under; and
- each adult under 21 years of age attending a full time course in education and substantially maintained by the Tenant(s).

Step 3: Determine adjusted weekly Principal Income by subtracting weekly deductions calculated in Step 2 from weekly Principal Income established in Step 1.

Step 4: Calculate weekly rent as the sum of;

- 10% on first € 100 of adjusted weekly Principal Income;
- 20% on amount of adjusted weekly Principal Income over € 100; and
- 10% of each weekly Subsidiary Income but not exceeding € 15 per Subsidiary Income.

Step 5: Check calculated weekly rent against minimum rents; in no case shall rent be less than minimum rents specified (see Section 7 below).

NOTE: Where the rent calculated in accordance with the preceding paragraphs are not multiples of 10c they shall be rounded up or down to the nearest 10c, amounts of 5c being rounded up.

Example of Rent Calculation: The table below outlines how rent would be calculated for a family of two adults and three children where the two adults have a combined income of € 400; two family members are children under the age of 18 years; and the third family member is over 18 years of age and has an income of € 198.

| Ref. | Step Task | Amount (€) |
|-------------|---|---|
| Step 1 | Establish Assessable Income: Principal Income Subsidiary Income (one in this example) | € 400 € 198 |
| Step 2 | Calculate Deductions: € 10 per child aged 18 years or under € 10 per child under 21 years of age and in full time education | € 20 € 0 |
| Step 3 | Determine Adjusted Weekly Principal Income: Principal Income minus Deductions from Step 2 | € 380 |
| Step 4 | Calculate Weekly Rent: First € 100 of adjusted weekly Principal Income @10% Balance of adjusted weekly Principal Income € 280 @ 20% 10% per weekly Subsidiary Income up to a maximum of € 15 per Subsidiary Income Weekly Rent = | € 10 € 56 € 15 <hr/> € 81 |
| Step 5 | Check Calculated Weekly Rent against Min. Rents: Adjusted weekly rent to comply with minimum rents specified in Section 7, as applicable | Not Applicable |

6. Maximum Rents:

Maximum rents have been removed as of 01 June 2018.

7. Minimum Rents:

The minimum rent payable per week shall be as follows:

| Dwelling Type | Minimum Rent |
|--|--------------|
| Un-serviced Demountable dwellings | € 3 |
| Demountable dwellings with services | € 10 |
| Dwellings other than Demountable dwellings occupied by elderly persons | € 15 |
| One bed dwelling | € 15 |
| Two bed dwellings | € 20 |
| Three or more bed dwellings | € 25 |

8. Set Rents:

Rent for a Bay at a Halting Site will be €20.00 per week

9. Hardship Clause:


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

10. Review of Incomes:

The tenant must provide accurate information pertaining to income and family circumstances to Roscommon County Council when requested. The tenant must also notify the Council of any changes to her/his income and/or family circumstances in a timely manner (within 4 weeks).

Where accurate information is not provided or where pertinent information is not updated by the tenant in a timely manner, the rent amount owed by the tenant may be back-dated to the date when income and/or circumstances changed. This may generate significant arrears which must be paid by the tenant. Unpaid arrears can result in legal action to recover possession of rented dwellings.

Signed: _____


Martin Lydon,
Director of Services, Housing, Planning, ICT,
Water Services, Roscommon Municipal District
and Head of Finance.

Date: _____

19-05-2020

