

BRAY TOWN COUNCIL

DIFFERENTIAL (INCOME RELATED) RENT SCHEME 2008

1) *SCOPE OF SCHEME*

This scheme will apply with effect from the 6th December 2008. It will supersede all existing Rent Schemes and will remain in force until withdrawn or amended.

2) *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.

3) *ASSESSABLE INCOME*

- a) Assessable income is income from the following sources, net of any income tax or PRSI that has been paid:
 - i) Income from employment including self employment
 - ii) All social insurance and social assistance payments, allowances and pensions, health board allowances, maintenance payments.
 - iii) Income from pensions of kinds not listed at (ii) above
- b) Income from the following sources is NOT included
 - i) Child Benefit, Orphans Allowance
 - ii) Scholarships
 - iii) Allowances payable under the Boarding out of children Regulations 1954
 - iv) Allowances for the domiciliary care of handicapped children under the Health Act 1970
 - v) Lump Sum compensation payments
 - vi) Any extra income derived from participation in FAS/SES/CES in excess of the standard rate of Unemployment entitlement.
 - vii) Living alone allowances & over 80 allowance
 - viii) Fuel Allowance
 - ix) Christmas 'bonus' social welfare payments
- c) Income from an employed person is, in general, the normal weekly rate of remuneration which includes shift allowance, travel allowance, bonus, commission and overtime.
- d) Maintenance payments are assessed on proof of payment or by Court Order.
- e) 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.

- f) Self-employed Tenants income will be determined along the following incomes:

4) ***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 assessed on the following assumed net incomes:

Tradesmen	€520
Taxi Driver	€520
Hackney Driver	€450
Ice cream vendor, fruit/vegetable vendor, window cleaner, musician, courier, hairdresser, unskilled worker, other	€450

5) ***CALCULATION OF RENT***

In accordance with condition 1(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 €19.50
- €220.01 - €350.00 - 20% of income within bands minus €220.00 (plus €19.50)
- €350.01 - €550.00 - 30% of income within bands minus €350 (plus €44.50)
- €550.01 upwards - 40% of income minus €550 (plus €105.50)

A deduction of **€1.00** will be allowed in respect of each child of the family from the rent calculated

Minimum rent will apply to all Old Age Pensioners in receipt of a state pension. This applies only in the case of those receiving one pension.

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 **€19.50** by each subsidiary earner.

6) ***PRINCIPAL / SUBSIDIARY EARNER***

- a) A principle 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.

- b) A subsidiary earner is a member of the household, other than the principal earner who is in receipt of assessable income.

7) ***PERMANENT HALTING SITES***

A weekly rent of €19.50 per bay regardless of income will be charged.

8) ***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.

9) ***MINIMUM/MAXIMUM RENT***

The minimum rent as set out under the scheme will be set at €19.50.

No fixed maximum rent applies, subject to the rent not exceeding the market rent of a similar property in the area where the house is located. Any person claiming that their rent as assessed under this scheme exceeds market rent will have to provide evidence to this fact.

10) ***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 resident in the house

11) ***HOMELESS***

All those in Homeless accommodation provided by the Council must pay a weekly rent of €19.50.

12) ***HOUSEHOLD BUDGET***

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

13) ***REVIEW OF INCOME***

- a) 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.

- b) Where a Tenant fails to submit income/household details when requested by the Local Authority, the rent will be automatically increased by €19.50 per week with effect from the commencement date of this scheme.
- c) 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 €19.50 per week. This increase of €19.50 will be added every 3 months that the particulars have not been submitted.
- d) 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.
- e) 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 scheme commencement date.