# KILDARE COUNTY COUNCIL

**DIFFERENTIAL RENT SCHEME**

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## DIFFERENTIAL RENT

Rents will be calculated as a proportion of the principal earners income in accordance with the Schedule attached, together with a contribution from any subsidiary income(s) in the household.

1. **PRINCIPAL INCOME**

The principal income shall be that of the household member with the highest assessable income.

Rent will be determined according to the schedule, with deductions allowed for the principal income of €4 per week.

1. **SUBSIDIARY INCOME(S)**

A subsidiary income will be that of any other household member.

After the rent payable in respect of the principal income has been determined 15% of the income of each subsidiary earner which exceeds €50 per week should be added subject to a maximum contribution of €10 by each subsidiary earner. This will be indexed linked, with figures rounded to nearest €1.00.

1. **ACCESSABLE INCOME OF PRINCIPAL EARNER**

This is the full income reduced by P.R.S.I and any income tax payable on such income. Income from the following sources is to be assessed:

(a) Income from employment including self-employment. Income of any employed person is, in general, the normal weekly rate of remuneration as defined in Section 1 of the Holidays ( Employees) Act, 1973. All regular payments in the nature of pay are included.

(b) All Social Insurance, Social Assistance, Payment Allowances and Pensions, Health Board Allowances and also Training Allowances

(c) Family Income Supplement

(d) Tenants/occupiers who are in receipt of either voluntary or court ordered maintenance will have the full amount assessed. Where the tenant/occupier is paying maintenance under a court order the amount of such maintenance will be deducted.

**6. Assessment of Self-Employed PERSONS**

Persons who are self employed will be assessed on the following assumed net incomes:

|  |  |
| --- | --- |
| **Occupation** | **Assumed Net Income** |
| Tradesmen | €600.00 |
| Taxi Drivers (Licence Plate Owners) | €500.00 |
| Hackney Drivers | €450.00 |
| Other Business | €400.00 |

Actual income from self-employment should be forwarded by the recipient in the form of Income & Expenditure/Audited Accounts, so as to ensure accurate assessment.

**7. INCOME FROM THE FOLLOWING SOURCES TO BE DISREGARDED**

(a) Children’s Allowance, Orphans Allowances or Orphans Pensions payable under the Social Welfare (Consolidation) Act, 1981

(b) Scholarships, Higher Education Grants

(c) Allowances payable under the boarding out of Children Regulation 1954

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

(e) Allowances or assistance received from any charitable organisation

(f) Lump sum compensation payment. Capital investments will not be assessed, however, any interest payable on such investments will be assessed in full

(g) Fuel Allowance

(h) Carers Allowance (the amount of CA above the appropriate SWA rate for the persons situation)

(i) Income from first year of a FáS Course

**8. DEPENDENT CHILDREN**

A deduction from the weekly rent will be made for each dependent child ( i.e persons aged 18 years or under, or who being under 23, is attending a full-time course of education and does not have their own source of income). The amount of the deduction will be €1.50 per child per week.

**9. MAXIMUM RENT**

There will be no maximum rent on 2, 3 or 4 bedroom dwellings. A tenant who has had no change in circumstances in the previous year, will not have his/her rent increased by more than €25.00 solely as a result of the application of this scheme.

With regard to 1 bedroom dwellings, a maximum rent of €25.00 shall apply to tenants who are 65 or over.

A maximum rent of €50.00 shall apply to all other tenants of 1 bed dwellings.

Were a tenant/principle earner was unemployed under the last assessment and is now employed, the rent is to be calculated in accordance with this scheme, and the maximum increase limit does not apply.

1. **HARDSHIP CASES**

In exceptional circumstances where payment of a rent calculated under Paragraph 8 would, in the opinion of the Housing Authority, give rise to hardship, the authority may at its discretion agree to accept a lesser sum from the tenant for a specified period.

1. **REVIEW OF INCOME**

The tenant should notify the Council immediately of any change in income, or in family circumstances. In cases where the Council is of the opinion that a tenants circumstances have changed to the extent that a higher rent is warranted, it reserves the right to apply the higher rent until the required proof of income is submitted by the tenant

1. **FIXED RENTS**

Since the rents of all Local Authority houses owned by Kildare County Council are calculated under the Differential Rents Scheme, this paragraph applies to rents payable by tenants of mobile homes, demountable dwellings and caravans. Tenants on fixed rents are offered the option of going on the Differential Rent. This ensures that rent increases will not entail hardship in any case.

1. **ROUNDING UP AND DOWN**

Where the rents calculated in accordance with the proceeding paragraphs are not multiples of €1.00 they shall be rounded up or down to the nearest €1.00