

KILDARE COUNTY COUNCIL

DIFFERENTIAL RENT SCHEME

1. 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.

2. 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.

3. SUBSIDIARY INCOME(S)

A subsidiary income will be that of any other household member in receipt of income in excess of €100.00. In this instance a €10.00 charge per subsidiary income is applicable for rent assessment purposes.

4. ASSESSABLE 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.

5. ASSESSMENT OF SELF-EMPLOYED PERSONS

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.

Persons who are self employed and cannot provide income documentation 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

6. 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 in excess of the applicable Social Welfare rate (personal rate plus child rate) shall not be assessed
- (i) Carers allowance – where a person is in receipt of two separate SW payments (one being carers) €109.50 of Carers Allowance payment will be disregarded.

7. 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.

8. MAXIMUM RENT

There will be no maximum rent on 2, 3 or 4 bedroom dwellings. With regard to 1 bedroom dwellings, a maximum rent of €25.00 shall apply to tenants who are 65 or over.

Where 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.

9. 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.

10. 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.

11. FIXED RENTS

Since the rents of all Local Authority houses owned by Kildare County Council are calculated under the Differential Rent 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 assessment under the Differential Rent Scheme. This ensures that rent increases will not entail hardship in any case.

12. ROUNDING UP AND DOWN

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

LAST UPDATED ON: 20/11/2019