

**COMHAIRLE CHONTAE SHLIGIGH
SLIGO COUNTY COUNCIL**

1 Scheme

This Scheme shall apply to all dwellings rented by Sligo County Council whose rents are determined in accordance with the Council's Differential Rent Scheme, including the following:

- A. (i) All dwellings owned by Sligo County Council and rented for social housing purposes;
 - (ii) Dwellings leased by Sligo County Council under Social Housing Leasing Scheme(s);
 - (iii) Dwellings rented under the Housing Assistance Payment Scheme (HAP);
 - (iv) Dwellings rented under the Rental Accommodation Scheme (RAS)
- B. All new tenancies created during the period of the Scheme.

2 Commencement Date

This Scheme shall supersede the existing Differential Rent Scheme and shall be subject to review. The Scheme shall come into effect as follows:

On 1ST January 2020 for new tenancies created including for existing tenants transferring to an alternative property and for new contracts signed under the RAS and HAP Schemes.

On 27th April 2020 for all other existing tenants.

3 Differential Rents

Differential Rents shall be assessed by reference to the income of all persons who occupy the property as their normal place of residence.

Rents assessed in accordance with this Scheme, shall be calculated in accordance with clause 7 below.

4 Primary & Subsidiary Earners

For the purpose of the Scheme, the principal earner(s) shall mean the tenant or tenants who have signed the letting agreement. Subsidiary earners shall be any other persons with an assessable income ordinarily resident at the property.

5 Income Date for Implementation Purposes

Unless otherwise determined by Sligo County Council, income for the purpose of the Scheme shall be the certified income as at 1st November, 2019 or thereafter.

6 Assessable Income

Assessable income shall mean the income from any source, reduced by PRSI, and/or Income Tax, where applicable.

Income from the following sources shall be excluded:

- (i) children's allowances, orphan's allowances or orphan's pensions payable under the Social Welfare (Consolidation) Act, 1981;
- (ii) scholarships;
- (iii) allowances payable under the Boarding out of Children Regulation 1954;
- (iv) allowances for domiciliary care of handicapped children under the Health Act, 1970;
- (v) lump sum compensation payments;
- (vi) overtime payments;
- (vii) Increased income as a result of participation in Community Employment Schemes;

- (viii) Family Income Supplement;
- (ix) Fuel Allowance and Living Alone Allowance;
- (x) Carer's Allowance/Benefit {the amount in excess of the reference rate (basic social welfare rate) of payment shall not be excluded}.

7 Calculation of Rents

The weekly rent on dwellings let in accordance with this Scheme, will be determined in accordance with the attached *Schedule of Income Bands*, in respect of the assessable income of the principal earner(s).

In addition, in respect of any subsidiary earners, 10% of the assessable weekly income of each subsidiary earner, subject to a maximum of €30.00 per subsidiary earner, shall be added to the rent determined above.

In cases where the tenant has no income and is dependent on the income of a subsidiary earner, the weekly rent will be calculated by applying the minimum rent of €22.00 in respect of the tenant, with 10% of the assessable income of the subsidiary earner, subject to a maximum of €30.00, to be added to the rent.

8 Allowance for Dependent Children

In respect of rent payable by tenants of dwellings let by Sligo County Council, a reduction of €2.00 per week will be allowed in respect of each dependent child of 16 years or under, or, being under 21, is attending a full time course of education and is wholly or mainly maintained by the tenant.

In respect of rent payable by tenants of dwellings let by the dissolved authority, formerly Sligo Borough Council, a reduction of €5.00 per week will continue to be allowed in respect of each dependent child of 16 years or under, or, being under 21, is attending a full time course of education and is wholly or mainly maintained by the tenant and shall continue until the rent scheme is revised or a new tenancy is created by Sligo County Council.

9 Minimum Rents

The Minimum Rent payable in all cases shall be €22.00 per week.

10 Maximum Rents

The Maximum Rent payable is as follows:

- OAP tenant living alone €22 per week *
- OAP couple (sole occupants) €36 per week **
- A 'cap' of €30.00 increase per week in any year shall apply for households for the duration of the Scheme. This 'cap' shall not apply in cases where there are changes to the tenancy and / or a subsidiary earner joins the household.

* OAP tenant is defined as a tenant of 66 years or over.

**In the cases of joint tenants/couples, both tenants must be 66 years or over.

11 Temporary Dwellings

Type of Temporary Dwellings

Demountable Dwelling (Fully serviced)	€11.00 per week.
Mobile Chalets (Unserviced Demountable Dwellings)	€10.00 per week.
Caravans and Mobile Homes	€ 8.00 per week.

12 Failure to Return Documentation

The weekly rent will be set at €105 per week, where the tenant(s) and/or subsidiary earner(s) fail to provide the Council with requested documentation regarding updated income and family circumstance details.

13 Hardship

Where, in the opinion of Sligo County Council, the payment of the rent, calculated in accordance with this Scheme, would give rise to undue hardship, the Council may agree to accept a reduced sum from a tenant for a specified period.

14 Adjustments and Rounding

Rents calculated in accordance with the Scheme, which are not multiples of €1, shall be rounded up or down to the nearest €1.

Example: €22.49 rounded down to €22.00.

€22.50 rounded up to €23.00.

15 Review of Rent

The incomes on which rents are calculated for the purpose of the Scheme may be reviewed from time to time during the currency of the Scheme.

16 Notice of Rent Increase

At least one week's notice of the revised rent will be given to the Tenant(s).

**SLIGO COUNTY COUNCIL
DIFFERENTIAL RENT SCHEME 1st January 2020**

SCHEDULE OF INCOME BANDS

Assessable Income	Proposed Rent	Assessable Income	Proposed Rent	Assessable Income	Proposed Rent
€	€	€	€	€	€
00.00 – 179.00	22.00	225.00- 229.00	32.00	275.00 – 279.00	43.00
180.00 – 184.00	23.00	230.00 – 234.00	33.00	280.00 – 284.00	44.00
185.00 – 189.00	24.00	235.00 – 239.00	34.00	285.00 – 289.00	45.00
190.00 – 194.00	25.00	240.00 – 244.00	35.00	290.00 – 294.00	46.00
195.00 – 199.00	26.00	245.00 – 249.00	36.00	295.00 – 299.00	47.00
200.00 – 204.00	27.00	250.00 – 254.00	38.00	300.00 – 304.00	48.00
205.00 – 209.00	28.00	255.00 – 259.00	39.00	305.00 – 309.00	49.00
210.00 – 214.00	29.00	260.00 – 264.00	40.00	310.00 – 314.00	50.00
215.00 – 219.00	30.00	265.00 – 269.00	41.00	315.00 – 319.00	51.00
220.00 – 224.00	31.00	270.00 – 274.00	42.00	320.00 – 324.00	52.00

- **For incomes above €324.00 per week, 20% shall be added to the above, subject to Clause 10.**