

**COMHAIRLE BHUIRG SHLIGIGH
SLIGO BOROUGH COUNCIL
DIFFERENTIAL RENT SCHEME 2011**

1. The Scheme will operate uniformly throughout the Borough of Sligo with effect from 7th February 2011 and shall continue until so revised.
2. The Scheme shall apply to all local authority dwellings which, at 7th February 2011, are let to tenants and the rents of which are determined in accordance with a Differential Rent Scheme, and to all new tenancies created during the currency of the Scheme.
3. Differential Rents shall be assessed by reference to the income of all persons who occupy the dwelling as their normal place of residence.
4. Rents assessed in accordance with this Scheme shall be calculated as a proportion of the assessable income of the tenant(s) together with a contribution from any subsidiary earners in the household.
5. 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 ordinarily resident at the accommodation.
6. Unless otherwise determined by the Borough Council, income for the purpose of the Scheme shall be the certified income as at 1st September 2010 or thereafter.
7. 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, Living alone and Carer's allowance.

8. Calculation of Rents

The rents on dwellings let in accordance with this Scheme will be determined in accordance with the attached schedule based on assessable income of the principal earner(s), together with a contribution from any subsidiary earners in the household and subject to the minimum as outlined in Section 10.

9. **Assessable Income**

The rents of dwellings let on differential rent will be determined according to the attached schedule in respect of the assessable income of the principal earner(s).

A reduction of €5.00 per week will be allowed in respect of each dependent child of 18 years or under, or, being under 21, is attending a full time course of education and is wholly or mainly maintained by the tenant.

After the rent payable in respect of the tenant(s) has been determined, 10% of the income of each subsidiary earner shall be added, subject to a maximum contribution of €30.00 by each subsidiary earner.

10. **Minimum Rents**

Family Houses (3/4 Bedroom)	€22 per week
Non Elderly (1/2 Bedroom)	€19 per week
Old Age Pensioner (OAP)	€13 per week

- Fixed rents shall be increased by €2.00 per week.

11. **Maximum Rents**

The maximum weekly rent is as follows:

- *OAP tenant living alone €19 per week
- *OAP couple (sole occupants) €32 per week
- There will be a cap of €10 increase per week for the duration of the Scheme in the case of elderly tenants.
- There will be a cap of €10 increase per week in any year for the duration of the Scheme in the case of tenants in 1 & 2-Bedroomed houses.
- A cap of €30 increase per week in any year shall apply for the duration of the Scheme to all other categories of tenant not referred to above.
- Rents will not exceed €75 per week in any case.
- In all cases, rent will not exceed 15% of net household income.

**Elderly tenant/elderly couples are tenants of 66 years or over. In the cases of joint tenants, both tenants must be over 66 years of age.*

12. **Hardship**

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

13. **Adjustments and Rounding**

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

Example: €15.49 rounded down to €15.00.
 €15.50 rounded up to €16.00.

14. **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.

SLIGO BOROUGH COUNCIL DIFFERENTIAL RENT SCHEME

SCHEDULE

Net Income	Proposed Rent	Net Income	Proposed Rent	Net Income	Proposed Rent
€	€	€	€	€	€
130.00 – 134.00	13.00	180.00 – 184.00	23.00	240.00 – 244.00	35.00
135.00 – 139.00	14.00	185.00 – 189.00	24.00	245.00 – 249.00	36.00
140.00 – 144.00	15.00	190.00 – 194.00	25.00	250.00 – 254.00	37.00
145.00 – 149.00	16.00	195.00 – 199.00	26.00	255.00 – 259.00	38.00
150.00 – 154.00	17.00	200.00 – 204.00	27.00	260.00 – 264.00	39.00
155.00 – 159.00	18.00	205.00 – 209.00	28.00	265.00 – 269.00	40.00
Above rates relate only to tenants over 65 years of age		210.00 – 214.00	29.00	270.00 – 274.00	41.00
160.00 – 164.00	19.00	215.00 – 219.00	30.00	275.00 – 279.00	42.00
165.00 – 169.00	20.00	220.00 – 224.00	31.00	280.00 – 284.00	43.00
170.00 – 174.00	21.00	225.00 – 229.00	32.00	285.00 – 289.00	44.00
Above rates relate only to tenants of 1 or 2 bedroomed units		230.00 – 234.00	33.00	290.00 – 294.00	45.00
175.00 – 179.00	22.00	235.00 – 239.00	34.00	295.00 – 299.00	46.00

- **20% of income in excess of €300.00 shall be added to the above, subject to the maximum rent applicable to each category of tenant.**
- **Tenants of one or two bed-roomed houses (not including OAPs) earning less than €160 will be placed on the minimum rent applicable to this category.**
- **Tenants of three or more bed-roomed houses earning less than €175 will be placed on the minimum rent applicable to this category.**