

COMHAIRLE CONTAE FHINE GALL
RECORD OF EXECUTIVE BUSINESS AND MANAGERS ORDERS

FINGAL COUNTY COUNCIL DIFFERENTIAL

RENT SCHEME 2010

- (1) Circular Letter HRT 3/2002 from the Department of the Environment confirmed the responsibility on individual housing authorities for making and amending rent schemes in respect of local authority dwellings. It is now proposed to amend the current rent scheme with effect from 2nd January 2010. I recommend that the following revised rent scheme be implemented in the Council's administrative area with effect from 2nd January 2010 and that Manager's Order Number H/REVF/573/09 be rescinded.

(2) Commencement Date

This Scheme will apply with effect from 2nd January 2010.

(3) Calculation of Rent

The rent of dwellings let on Differential Rent will in all cases be calculated on the basis of current income.

The rent attributable to the Principal Earner will be calculated at 11% of Income.

After the rent payable in respect of the principal earner has been assessed, the following will apply to Subsidiary Earners:

- (a) For incomes up to and including €200 per week, rent will be calculated at one sixth of the income of each subsidiary earner who exceeds €26 per week to a maximum of €15 per week per subsidiary earner.
- (b) For incomes in excess of €200 per week, rent will be calculated at 10% of income of each subsidiary earner to a maximum of €35 per week per subsidiary earner.



In determining rent in the case of a new or transferred tenancy, assessable income will be reckoned by reference to the income situation of the family at the date of letting.

(4) Principal Earner

The Principal Earner is the person who is in receipt of the highest assessable income.

(5) Subsidiary Earner

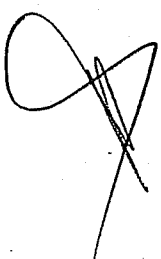
A subsidiary earner is a member of the household, other than the principal earner, who has an income or who is over 18 years of age and entitled to an income.

(6) Assessable Income of an Employed Person

The assessable income of an employed person is the gross pay less tax and PRSI due. Overtime payments, shift allowances, bonuses, commission etc. are included in the calculation of rent.

In the case of self-employed persons, income will be determined on the basis of the submission of documentary evidence to the satisfaction of the Council. If satisfactory documentary evidence is not received or persons become Self-Employed, assessment will be on the following assumed net incomes:

OCCUPATION:	ASSUMED NET INCOME:
Newsvendors, Ice Cream Vendors, Coal Vendors, Vegetable Roundsmen, Hairdressers, Musicians, Fishermen Window Cleaners, Car Park Attendants, Scrap Collectors, Chimney Sweeps, Unskilled Workers and Couriers -----	€470
Tradesmen -----	€550
Taxi Drivers: - Licence Plate Owners -----	€580
Hackney Drivers and Cosey Drivers -----	€470
Other Businesses -----	€470



(7) Assessable Income of Principal Earner

The assessable income of the principal earner is his/her income in full - reduced by pay-related social insurance contributions (where payable) and any income tax payable on such income.

(8) Income from the following sources is assessed in full for rent purposes:

- (a) Income from employment, including self-employment.
- (b) All social insurance and social assistance payments, allowances and pensions, Health Service Executive allowances and FAS training allowances.
- (c) Income from investments
- (d) Income from any pensions or other sources not included above.

(9) Income from the following sources is disregarded:

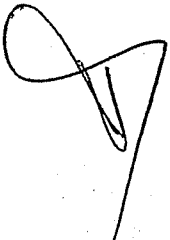
- (a) Child benefit, orphans allowances or orphans pensions.
- (b) Scholarships, Higher Education Grants.
- (c) Allowances payable for fostering children.
- (d) Allowances for domiciliary care of a child suffering from a severe disability.
- (e) Assistance received from any charitable organisation.
- (f) Fuel Allowance
- (g) Living Alone Allowance.

(10) Community Employment Programme/Social Economy Scheme

Where a tenant's income is increased as a result of participation in Community Employment Programme(s) and/or Social Economy Scheme(s) the rent of the tenant shall not be increased solely as a result of such participation for a cumulative period of 3 years.

(11) Back to Work Allowance

The rent of any tenant who is certified by the Department of Social and Family Affairs as participating in a Back to Work Allowance Scheme shall not be increased solely as a result of such participation



for a period of twelve months from the date of certification, as long as the combined gross income from the Back to Work Scheme and employment/self employment does not exceed €500 per week.

(12) Area Partnerships & Job Initiative

The rent of any tenant, who is certified by an Area Partnership or Job Initiative as participating in an approved scheme, shall not be increased solely as a result of such participation for the first year: by more than €4 per week for the second year and €8 per week for the third year solely as a result of such participation with effect from the date of Certification.

(13) Minimum Rent

A minimum rent of €16.50 will apply in respect of all rented dwellings.

(14) Fixed Rents

In the case of fixed rent, no increase will apply. Tenants may opt to pay rent on an income-related basis in accordance with the provisions of this Scheme.

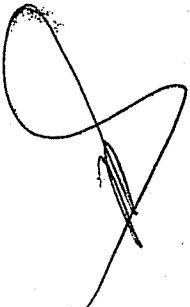
(15) Household Budget

It is policy for all new lettings that, where appropriate, the Tenant(s) must sign a Household Budget deduction form.

(16) Changes in Income or Family Circumstances

The tenant should immediately notify the Council's Rent Assessment Section at Fingal County Council, Housing Department, Grove Road, Blanchardstown, Dublin 15 or the Housing Unit, County Hall, Swords of any change in income or family circumstances.

It should be noted that where the Council specifically requests the return of particular income details, it reserves the right in the event of a failure on the part of a tenant to supply that information, to assume an income for the purposes of assessment.



(17) Penalties

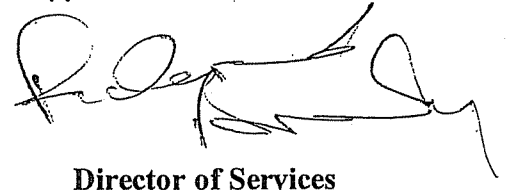
An additional non-refundable €10.00 per week may be added to accounts where full income information is not received by 5th March 2010. A non-refundable penalty of €100.00 may be debited to any account where the relevant details are not received by 1st April 2010.

(18) Hardship

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

I recommend that the foregoing rent scheme be approved with effect from 2nd January 2010.

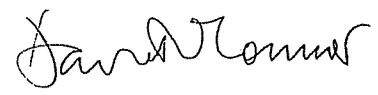
19/1/10. Date


Director of Services

Order: The Annual Differential Rent Scheme in respect of the year 2010 to be implemented with effect from 2nd January, 2010 in the Council's administrative area is hereby approved and Manager's Order Number H/REVF/573/09 is rescinded.

Submission:	Date:	
Prepared:	<i>Poiz Steendan</i>	19/1/10
Checked:		
Recommended:		
Submitted:	<i>M. Cozlett</i>	19/1/10.

21.1.10
Date


County Manager