

MONAGHAN LOCAL AUTHORITIES

RENT SCHEME 2022

1. Scope of Scheme

This Scheme applies to all dwellings let by Monaghan Local Authorities. It will supersede the existing Rent Scheme and will be subject to an annual review. Where the impact of this rent scheme results in a substantial change in rent, the Council may make an appropriate adjustment.

2. Effective Date

This Scheme will apply with effect from **1st June 2022**

3. Calculation of Rent

The rent of dwellings let on Differential Rent will in all cases be calculated on the basis of current income of the Principal Earner and each Subsidiary Earner in accordance with the Table below

The reduction for dependent children may only be made in respect of each child of 18 years or under not in receipt of any income, or who being under 23, is attending a full time course of education and is wholly or mainly maintained by the principal earner.

TABLE

CALCULATION OF RENT	
PRINCIPAL EARNER	Principal Earners income 1. less allowance of €50.00 2. less allowance of €2.00 in respect of each dependent child x 20% <u>PLUS</u>
	Each sub-earners income x 5%

4. Principal Earner

Principal Earner is the tenant, joint tenant or tenant's partner with the highest income

- 5. Subsidiary Earner**
A subsidiary earner is a member of the household, other than the principal earner, who has an income.
- 6. Income of Principal Earner**
The income of the principal earner is his/her income in full reduced by employee pay related social insurance contribution (PRSI) and any income tax payable on such income.
- 7. Income of an Employed Person**
The income of an employed person is, in general, the normal weekly rate of remuneration. Overtime payments, shift allowances, bonus payments, commission etc are excluded.
In the case of self-employed persons, income will be determined on the basis of the submission of satisfactory documentary evidence.
- 8. Income from the following sources is assessed in full for rent purposes**
Assessable income is the Principal and Subsidiary Income from the following sources, assessed in full, but reduced by income tax, Universal Social Charge, PRSI and Additional Superannuation Contribution (ASC)
- 1) Income from employment including self-employment. Self-employment income will not be deemed to be below the basic social protection income for the equivalent household size.
 - 2) All social insurance and social assistance payments, allowances and pensions, and all other payments and allowances from whatever source unless they are specifically excluded as outlined in the disregarded income section.
 - 3) Income from pensions not included at 2 above
 - 4) Rental and other income from land or property
 - 5) where a tenant is receiving maintenance on foot of a court order or legally binding agreement or under a formal or informal arrangement such income must be declared and will be counted as assessable income.
- 9. Income from the following sources is disregarded.**
- (a) Child Benefit
 - (b) Guardian's payment
 - (c) Foster Care Allowance
 - (d) Domiciliary Care Allowance
 - (e) Dietary Allowance
 - (f) Fuel Allowance
 - (g) Living Alone Allowance and over 80 Allowance
 - (h) Youth Reach Allowance – In full up to the age of 18, thereafter to the extent to which it exceeds the Basic Social Welfare entitlement of the recipient.
 - (i) Back to School Clothing and Footwear Allowance
 - (j) Exceptional Needs Payment
 - (k) Lump Sum Compensation Payments
 - (l) Blind Welfare Allowance

Partially disregarded income

That amount in excess of the basic social welfare rate of payments made by the Department of Social Protection in respect of:

- (a) Carer's Allowance
- (b) Tús Scheme
- (c) Rural Social Scheme
- (d) Community Employment Scheme
- (e) Youth Reach Training Allowance (after age of 18)
- (f) Back to Education Allowance
- (g) Vocation & Educational Training Scheme provided by State
- (h) Other similar schemes that may arise

10. Maintenance

Where a person provides documentary proof i.e. legally binding written agreement/deed/court order, that he or she is paying a periodic sum of money to another person as a separated spouse or partner, then the Local Authority will deduct this sum of the income of the person being assessed for rent. Where a person is in receipt of a periodic sum, which is being paid to him or her as a separated spouse or partner of another person, then the Local Authority will take that sum into account as part of that person's income for the purposes of rent assessment. Evidence of payment may be required.

11. Joint Income

Where income is derived from Social Welfare payments and the recipients have opted for separate payments, rent will be assessed on the joint incomes.

12. Fixed Rent

A review of Fixed Rent will be carried out annually.

13. Changes in Income or Family Circumstances

The tenant should immediately notify the Council's Rent Assessment Section of any changes in income or family circumstances.

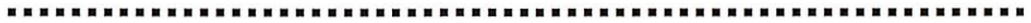
The Local Authority reserves the right in the event of failure on the part of a tenant to supply information to assume an income for the purposes of rent assessment.

14. Hardship

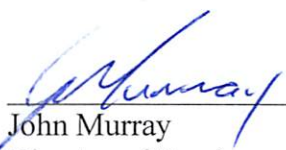
In exceptional cases, where payment of a rent calculated in accordance with this scheme would give rise to undue hardship, the Council may agree to accept a lesser sum for a specified period.

15. Rounding Up and Down

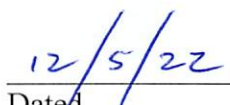
Where the rents calculated in accordance with the Table above are not multiples of 50 they shall be rounded up or down to the nearest 50 cent, amounts of 25 cent being rounded up.



Signed



John Murray
Director of Services
Housing



Dated