

## MONAGHAN LOCAL AUTHORITIES

### RENT SCHEME 2025

**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 review.

**2. Effective Date**

This Scheme will apply with effect from **1<sup>st</sup> September, 2025**

**3. Calculation of Rent**

The rent of dwellings let on Differential Rent will in all cases be calculated based on 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 or who being under 23, is attending a full-time course of education and is wholly or mainly maintained by the principal earner.

**TABLE**

<b><i>CALCULATION OF RENT</i></b>	
<b>PRINCIPAL EARNER</b>	<b>Principal Earners income</b> 1. less allowance of €50.00 2. less allowance of €4.00 in respect of each dependent child  x 20%  <b><u>PLUS</u></b>
	Each sub-earners income x 5%
Where management fees or other tenant related fees are paid directly by Monaghan County Council on behalf of tenants an additional €5 per week service charge will be applied to tenants rent	
Minium rent will be calculated as the basic social protection income for the equivalent household size.	

**4. Principal Earner**

The 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 over the age of 18, other than the principal earner, who has an income. (For dependent children under the age of 23 in a full time course of education in school/college, part time work will be disregarded once letter from school/college is submitted.)

**6. 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, PAYE, PRSI and USC and Additional Superannuation Contribution (ASC)

- (1) Income from employment, including self-employment 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 6(2) above
- (4) Rental and other income from land or property

**7. Income from the following sources is disregarded.**

- (a) Child Benefit
- (b) Guardian's Payments (Contributory)
- (c) Guardian's Payments (Non-Contributory)
- (d) Foster Care Allowance
- (e) Domiciliary Care Allowance
- (f) Constant Attendance Allowance
- (g) Prescribed Relatives Allowance
- (h) Electricity or Gas Allowance
- (i) Fuel Allowance
- (j) Telephone Support Allowance (TSA)
- (k) Living Alone Allowance and over 80 Allowance
- (l) Dietary Allowance
- (m) Payments under Medical Care Scheme
- (n) Carer's Support Grant
- (o) Training Support Grant
- (p) Back to Work Family Dividend
- (q) Back to School Clothing and Footwear Allowance
- (r) Exceptional Needs Payment

- (s) Urgent Needs Payment
- (t) Humanitarian Assistance Scheme
- (u) Funeral Grant
- (v) Lump Sum Compensation Payments
- (w) Blind Welfare Allowance
- (x) Disablement Benefit/Pension
- (y) 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.

**Partially disregarded income**

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

- (a) Carer's Allowance
- (b) Carer's Benefit
- (c) Community Employment Scheme
- (d) Tús Scheme
- (e) Rural Social Scheme
- (f) Youth Reach Training Allowance (after age of 18)
- (g) Back to Education Allowance
- (h) Vocation & Educational Training Scheme provided by State.
- (i) Other similar schemes that may arise
- (j) Maintenance payments on foot of a court order or legally binding agreement or under a formal or informal arrangement. For those on social welfare payment where maintenance is means tested the basic social welfare rate will apply

**8. Calculation of Income**

**(1) Employed**

The income of an employed person is, the normal weekly rate of remuneration.

**(2) Self-Employed**

Income will be determined based on the submission of the Notice of assessment/Self-Assessment documents from revenue.

Both employed and self-employed income will be calculated using the cumulative gross income less deductions outlined above.

**(3) Social Welfare**

- a. Income will be assessed at the relevant social welfare rate for the household
- b. Where income is derived from Social Welfare payments and the recipients have been jointly assessed, the principal earner will be assessed at the personal rate plus any increases for dependent children. Qualified adults will be assessed as the sub earner.

**9. Maintenance Payments**

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, the Local Authority will cap the deduction at €25.00 per child to a maximum of 4 children from the income of the person being assessed for rent. Where this is applied the €4 per child deduction will not apply.

Evidence of 12 months payments is required.

**10. 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. Where there is a significant increase in income or circumstances within the household and the tenant fails to notify the Council, rent may be backdated.

- 11.** 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.

**11. Penalty Rent**

Where a tenant fails to submit details of household income and family composition, as part of an periodic rent review or in response to a request by Monaghan County Council to do so, a penalty rent of €180 per week will be applied to the tenants rent account until they provide the requested information.

**12. 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.

**13. 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.

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Signed

OMCannon

Olga McConnon  
Director of Services  
Housing

9/9/2025

Dated