

DIFFERENTIAL RENT SCHEME 2025

1. Commencement Date

This scheme will become operative from Monday 1st January 2025 (Week 1). It will supersede the existing Differential Rent Scheme and will be subject to review.

2. Differential Rent

Rents will be calculated as a proportion of assessable income of the principal earner in accordance with Schedule I attached, together with a contribution from any subsidiary earners in the household regardless of house type.

3. Principal Earner

The principal earner is the person who is in receipt of the highest assessable income. The first €152 is charged at €28.00 and each additional €1.00 earned is charged at 25%.

4. Subsidiary Earner

A subsidiary earner is a member of the household other than the principal earner who has an income. After the rent payable in respect of the principal earner has been determined, an additional €10.00 will be applied to the rent figure for each subsidiary earner.

5. Assessable Income of Principal Earner

This is the full income reduced by any taxes such as P.R.S.I, income tax payable, government levies including pension levies on such income.

6. Income from following sources to be assessed in full:

- a) Income from employment including self employment.
- b) All Social Insurance, Social Assistance, Payment Allowances, Disability Allowances and Pensions, Health Board Allowances.
- c) Income from pensions of kinds not already included at "B"
- d) Working Family Payment
- e) Rental Income arising from participation in the Room for a Student – Local Authority Tenancies Scheme

Please Note:

- In the case of Social Welfare recipients, the weekly earnings may be taken as the appropriate rate at January of the current year.
- Where declared income is less than that of the standard rate of Jobseekers Allowance, the standard social welfare rate may be applied for rent purposes.
- In the case of occupants over 18 years who are not in full time education, and who do not declare any income, the standard social welfare rate may be applied for rent purposes.

7. Assessment of Self Employed

Actual income from self-employment should be forwarded by the recipient in the form of Income & Expenditure/Audited Accounts and/or Notice Of Assessment, so as to ensure accurate assessment. If this is not provided, the rent assessment will be completed on an assumed income as below;

<u>Occupation</u>	<u>Assumed Net Income</u>
Tradesmen-----	€360.00
Taxi Drivers (Licence Plate Owners) -----	€450.00
Hackney Drivers & Cosey Drivers-----	€400.00
Other Business-----	€400.00
Back to Work Allowance & Self Employed -----	€376.00

8. Income from the following sources is disregarded

- a) Children's Allowances, Orphans Allowances or Orphans Pensions payable under the Social Welfare (Consolidation) Act 1981.
- b) Scholarships, Higher Education Grants.
- c) Allowances payable under the Boarding out of Children Regulations 1954.
- d) Allowances for domiciliary care of children with special needs under the Health Act 1970.
- e) Allowances or assistance received from any charitable organisation.
- f) Fuel Allowance.
- g) Foster Allowance
- h) Blind Pension
- i) Disablement Pension

- j) Any extra income derived from participation in SOLAS, Community Employment Scheme / Tús or National Internship or similar incomes in excess of the Full Standard Rate of Jobseekers entitlement. **Only applicable if this is the only source of income being received.**
- k) Tenants children {section 10} in receipt of part-time employment & attending full time education
- l) Youth Reach
- m) **Carer's Allowance/ Benefit.** If this is the only source of income being received, Carers Allowance / Benefit in excess of the applicable Social Welfare rate shall not be assessed. Where the Carer is also in employment, the larger source of income will be assessed for rent purposes. Where Carers Allowance/ Benefit is a subsidiary income it will not be included in the rent calculations.

9. Calculation of Rent

The rents of dwellings let on Differential Rent will be determined according to the attached Schedule I, with deduction allowed for:

- a) Principal Earner: €3.80 per week
- b) Dependent children on the following basis: - €2.25 per week for each of the first two children, and €3.75 for each child thereafter.

10. Dependents

Dependents are those who are under 25 years of age and are attending a full-time course of education and are wholly or mainly maintained by the principal earner.

11. Minimum Rent

The minimum rent payable in any case will be €28.00

12. Maximum Rent

The Maximum Rent Payable in any case will be €195.00

13. Hardship Cases

In exceptional circumstances where payment of a rent calculated under paragraph 6 & 7 would, in the opinion of the Housing Authority, give rise to hardship, the authority may agree to accept a lesser sum from the tenant for a specified period.

14. Pensioners

(a) A person/s over 66 receiving state pension is assessed at the minimum rent of €28 with an allowance of €8.00 (€20.00). No child dependent allowances apply.

(b) If a qualified adult is being claimed for on the state pension, irrespective of age, they will be assessed as (a) above.

(c) If there is any other occupant that is under the age of 66 living in the household, they will be assessed as the principal earner, and any OAP(s) / qualified adult(s) on a State Pension will be assessed as a Subsidiary Earner(s).

(d) Where a person over 66 is receiving an income equal to or greater than €100 in addition to their State Pension, the additional income will be assessed as an additional €15 for each additional €100 earned.

15. Review of Circumstances

The tenant should notify the Council immediately of any change in income or family circumstances other than normal wage round increases, or budgetary increases in Social Welfare Payments. In cases where the tenant fails to return a Rent Review form or fails to submit all requested documentation in respect of a change in circumstances, the Council reserves the right to assume an income for the purpose of assessment, or to apply a weekly non-refundable penalty, until the required information is submitted by the tenant.

16. Rounding up and down

Where the rents calculated in accordance with the preceding paragraphs are not multiples of 10 cent they shall be rounded up or down to the nearest 10 cent amounts of 5 cent being rounded up.

17. Maintenance

Whereby a Person is paying Maintenance to a family member outside of the property, a Court Order & proof of payment must be supplied indicating the payment in order for this amount to **be deducted** from their Gross Pay

In circumstances where a Person is in receipt of One Parent Family Allowance and is means tested by Social Welfare for Maintenance, rent is to be assessed on the Full rate of One Parent Family Allowance only. – Maintenance will not be assessed

18. Transfers & New Tenancies

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

19. Permission to Reside

Where an additional adult wishes to join a household, it is necessary for the tenant to make an application for Permission to Reside to the Housing Authority. Should the application be successful, a rent assessment will then be carried out.

20. Management Fee Contribution for apartment complexes

A weekly €3 levy will be added to the weekly rent for tenants housed in an apartment complex where the Local Authority is paying the apartment complex management fees, this levy is a contribution towards waste disposal fees.

21. Damage to Meath County Council property

Where a tenant causes financial loss to Meath County Council through damage to the property, their rent can be increased as a contribution towards the repair costs. In such instances the tenant will be advised of the repayment costs, the additional weekly rent payment and the duration of the additional payment. Any rent reviews and subsequent changes to household rent will be separate to the additional costs towards the repair costs.

Differential Rent Scheme 2025

INCOME €	RENT €	INCOME €	RENT €
€152.00	€28.00	€261.00	€55.25
€153.00	€28.25	€262.00	€55.50
€154.00	€28.50	€263.00	€55.75
€155.00	€28.75	€264.00	€56.00
€156.00	€29.00	€265.00	€56.25
€157.00	€29.25	€266.00	€56.50
€158.00	€29.50	€267.00	€56.75
€159.00	€29.75	€268.00	€57.00
€160.00	€30.00	€269.00	€57.25
€161.00	€30.25	€270.00	€57.50
€162.00	€30.50	€271.00	€57.75
€163.00	€30.75	€272.00	€58.00
€164.00	€31.00	€273.00	€58.25
€165.00	€31.25	€274.00	€58.50
€166.00	€31.50	€275.00	€58.75
€167.00	€31.75	€276.00	€59.00
€168.00	€32.00	€277.00	€59.25
€169.00	€32.25	€278.00	€59.50
€170.00	€32.50	€279.00	€59.75
€171.00	€32.75	€280.00	€60.00
€172.00	€33.00	€281.00	€60.25
€173.00	€33.25	€282.00	€60.50
€174.00	€33.50	€283.00	€60.75
€175.00	€33.75	€284.00	€61.00
€176.00	€34.00	€285.00	€61.25
€177.00	€34.25	€286.00	€61.50
€178.00	€34.50	€287.00	€61.75
€179.00	€34.75	€288.00	€62.00
€180.00	€35.00	€289.00	€62.25
€181.00	€35.25	€290.00	€62.50
€182.00	€35.50	€291.00	€62.75
€183.00	€35.75	€292.00	€63.00
€184.00	€36.00	€293.00	€63.25
€185.00	€36.25	€294.00	€63.50
€186.00	€36.50	€295.00	€63.75
€187.00	€36.75	€296.00	€64.00
€188.00	€37.00	€297.00	€64.25
€189.00	€37.25	€298.00	€64.50
€190.00	€37.50	€299.00	€64.75
€191.00	€37.75	€300.00	€65.00
€192.00	€38.00	€301.00	€65.25
€193.00	€38.25	€302.00	€65.50
€194.00	€38.50	€303.00	€65.75
€195.00	€38.75	€304.00	€66.00
€196.00	€39.00	€305.00	€66.25
€197.00	€39.25	€306.00	€66.50
€198.00	€39.50	€307.00	€66.75
€199.00	€39.75	€308.00	€67.00
€200.00	€40.00	€309.00	€67.25
€201.00	€40.25	€310.00	€67.50

€202.00	€40.50	€311.00	€67.75
€203.00	€40.75	€312.00	€68.00
€204.00	€41.00	€313.00	€68.25
€205.00	€41.25	€314.00	€68.50
€206.00	€41.50	€315.00	€68.75
€207.00	€41.75	€316.00	€69.00
€208.00	€42.00	€317.00	€69.25
€209.00	€42.25	€318.00	€69.50
€210.00	€42.50	€319.00	€69.75
€211.00	€42.75	€320.00	€70.00
€212.00	€43.00	€321.00	€70.25
€213.00	€43.25	€322.00	€70.50
€214.00	€43.50	€323.00	€70.75
€215.00	€43.75	€324.00	€71.00
€216.00	€44.00	€325.00	€71.25
€217.00	€44.25	€326.00	€71.50
€218.00	€44.50	€327.00	€71.75
€219.00	€44.75	€328.00	€72.00
€220.00	€45.00	€329.00	€72.25
€221.00	€45.25	€330.00	€72.50
€222.00	€45.50	€331.00	€72.75
€223.00	€45.75	€332.00	€73.00
€224.00	€46.00	€333.00	€73.25
€225.00	€46.25	€334.00	€73.50
€226.00	€46.50	€335.00	€73.75
€227.00	€46.75	€336.00	€74.00
€228.00	€47.00	€337.00	€74.25
€229.00	€47.25	€338.00	€74.50
€230.00	€47.50	€339.00	€74.75
€231.00	€47.75	€340.00	€75.00
€232.00	€48.00	€341.00	€75.25
€233.00	€48.25	€342.00	€75.50
€234.00	€48.50	€343.00	€75.75
€235.00	€48.75	€344.00	€76.00
€236.00	€49.00	€345.00	€76.25
€237.00	€49.25	€346.00	€76.50
€238.00	€49.50	€347.00	€76.75
€239.00	€49.75	€348.00	€77.00
€240.00	€50.00	€349.00	€77.25
€241.00	€50.25	€350.00	€77.50
€242.00	€50.50	€351.00	€77.75
€243.00	€50.75	€352.00	€78.00
€244.00	€51.00	€353.00	€78.25
€245.00	€51.25	€354.00	€78.50
€246.00	€51.50	€355.00	€78.75
€247.00	€51.75	€356.00	€79.00
€248.00	€52.00	€357.00	€79.25
€249.00	€52.25	€358.00	€79.50
€250.00	€52.50	€359.00	€79.75
€251.00	€52.75	€360.00	€80.00
€252.00	€53.00	€361.00	€80.25
€253.00	€53.25	€362.00	€80.50
€254.00	€53.50	€363.00	€80.75
€255.00	€53.75	€364.00	€81.00

€256.00	€54.00	€365.00	€81.25
€257.00	€54.25	€366.00	€81.50
€258.00	€54.50	€367.00	€81.75
€259.00	€54.75	€368.00	€82.00
€260.00	€55.00	€369.00	€82.25

** Please note the above figures do not include any deductions applicable to the Principal Earner.