**South Dublin County Council Rent Policy**

South Dublin County Council is responsible for the assessment and collection of the weekly Differential Rent (DR) on all its housing stock including social houses procured under the Rental Accommodation Scheme and Leased properties.

Outlined below is the Council’s policy in relation to the assessment and collection of the weekly Differential Rent.

Every property subject to the Council’s DR Scheme will be assessed annually, calculated on basis an economic rent of 10% of all household income. The weekly DR will be calculated by reference to income details obtained via shared service information. Any tenant in dispute of their revised weekly DR will be required to complete a Rent Assessment Form, supported by relevant income details. Only on receipt of that information will be weekly DR be re-assessed.

**Income that is reckonable for DR purposes**

1. Income from employment, including self-assessment
2. All social insurance and social welfare payments, allowances and pensions
3. Income from any pensions or other sources not included at (a) or (b) above including approval / agreed maintenance payments from another person

**Incomes excluded for rent assessment purposes include the following:**

1. Child Benefits.
2. Scholarships, Higher Education Grants.
3. Allowances payable for fostering children.
4. Allowances for domiciliary care of disabled children.
5. Any income accruing to a member of a household as a result of the payment of Carer's Allowance.
6. Allowances or assistance received from any charitable organisation.
7. Extra Allowance for people aged 80 or over payable under certain categories of Social
8. Court approved maintenance payments to another person.

**Payment of rent can be made as follows**

* Household Budget deduction from Social Welfare payments
* Standing Order
* An Post
* Council’s Cash Office in person or by making a bank card debit by phone.

\*methods of payment may be amended subject to future changes and legislative developments.

**Removal from Rent Account**

Tenant is obliged to notify the Housing Rents Team where a member of the household vacates the property. The weekly DR will be re-adjusted only on receipt of documentary evidence that the former occupant is now residing elsewhere

Where a joint tenant vacates the property, he/she is required to sign a Surrender of Tenancy Form and must also provide details of forwarding address.

Where arrears of rent attach to the DR account at date of surrender, the outgoing tenant is liable for 50% of arrears on that date.

**Inclusion on Rent Account**

Where the registered tenant wants to add a person (other than those already assessed) onto the DR account, the tenant is obliged to complete an Inclusion on Rent form to include name, DOB, former address of person to be added to the DR account.

**Correspondence**

Correspondence by the Council will be made by the following

* Letter
* Phone
* Electronically
* Person.

*Rent statements are available on line or via “app” on iPhone and android. From November 2016 Rent statements will no longer be posted to tenants.*

**Failure to comply with this policy can result in legal proceedings for repossession of the property by the Council**