



Sligo.

Differential Rent Scheme October 2026



Sligo County Council
Comhairle Chontae Shligigh

Table of Contents

1.	The Scheme	3
2.	Scheme Commencement Date	3
3.	Differential Rents	3
4.	Income Date for Implementation Purposes	3
5.	Assessable Income	3
6.	Principal Earner	4
7.	Subsidiary Earner	4
8.	Allowance for Dependent Children	5
9.	Minimum Rents	5
10.	Maximum Rents	5
11.	Temporary Dwellings.....	5
12.	Calculation of Rent	5
13.	Additional Charges	6
14.	Damage to Sligo County Council Property	6
15.	Failure to Return Documentation.....	6
16.	Hardship	6
17.	Adjustments and Rounding.....	6
18.	Review of Rent	7
19.	Notice of Rent Increase	7
	Appendix 1 – Non Assessable Income	8

1. The Scheme

This Scheme is prepared by Sligo City Council, under the authority vested in it by Section 58 of the Housing Acts 1966 to 2026, as amended and in accordance with the Household Means Policy issued by the Department of Housing of Housing Local Government and Heritage under Regulation 17 of the Social Housing Assessment Regulations 2011.

This Scheme shall apply to all dwellings rented by Sligo County Council whose rents are determined in accordance with the Council's Differential Rent Scheme, including the following:

- i. All dwellings owned by Sligo County Council and rented for social housing purposes;
- ii. Dwellings leased by Sligo County Council under Social Housing Leasing Scheme(s);
- iii. Dwellings rented under the Housing Assistance Payment Scheme (HAP);
- iv. Dwellings rented under the Rental Accommodation Scheme (RAS)
- v. All new tenancies created during the period of the Scheme

2. Scheme Commencement Date

This Scheme shall supersede the existing Differential Rent Scheme and shall be subject to review. The Scheme shall come into effect as follows:

- On 1st November 2026 for new tenancies created including for existing tenants transferring to an alternative property and for new contracts signed under the RAS and HAP Schemes.
- For all other existing tenancies, the scheme will come into effect after 1st February 2027.

3. Differential Rents

Differential Rents shall be assessed by reference to the income of all persons who occupy the property as their normal place of residence. Rents assessed in accordance with this Scheme, shall be calculated in accordance with clause 13 below.

4. Income Date for Implementation Purposes

Unless otherwise determined by Sligo County Council, income for the purpose of the Scheme shall be the certified income as of 1st November 2026 or thereafter as appropriate.

5. Assessable Income

Sligo County Council is required to adhere to the Household Means Policy issued by the Department of Housing of Housing Local Government and Heritage under Regulation 17 of the Social Housing Assessment Regulations assessing income.

Assessable income shall mean the income from any source, reduced by PRSI, and/or Income Tax, where applicable. The following incomes are included:

- (i) Income from employment
- (ii) Overtime – (restricted to a maximum of 10% of basic income)
- (iii) bonuses – (restricted to a maximum of 10% of basic income)
- (iv) commission – (restricted to a maximum of 30% of basic income),
- (v) occupational and social welfare pensions,
- (vi) social insurance and social assistance payments, allowances and benefits,
- (vii) Working Family Payment,
- (viii) spousal maintenance payments,
- (ix) rental income, dividends and capital investments

Income from the following sources shall be excluded:

- (i) children's allowances, orphan's allowances or orphan's pensions payable under the Social Welfare (Consolidation) Act, 1981;
- (ii) scholarships;
- (iii) allowances payable under the Boarding out of Children Regulation 1954;
- (iv) allowances for domiciliary care of handicapped children under the Health Act, 1970;
- (v) lump sum compensation payments;
- (vi) Increased income as a result of participation in Community Employment Schemes;
- (vii) Fuel Allowance and Living Alone Allowance;
- (viii) Carer's Allowance/Benefit {the amount in excess of the reference rate (basic social welfare rate) of payment shall not be excluded}.

A full list of excluded payments is included in Appendix 1 of this Scheme.

6. Principal Earner

For the purpose of the Scheme, the principal earner(s) shall mean the tenant or tenants who have signed the letting agreement.

7. Subsidiary Earner

Subsidiary earners shall be any other persons with an assessable income ordinarily resident at the property.

Subsidiary earners assessable income shall not be subject to a maximum contribution.

8. Allowance for Dependent Children

In respect of rent payable by tenants of dwellings let by Sligo County Council, a reduction of **€3.00** per week will be allowed in respect of each dependent child of 16 years or under, or, being under 21, and attending a full-time course of education and is wholly or mainly maintained by the tenant.

9. Minimum Rents

The Minimum Rent payable in all cases shall be €25.00 per week.

The Minimum Rent will increase to €28 per week in all cases from 1st February 2028.

Minimum rents for OAPs will apply as follows:

- OAP tenant living alone, **€25** per week (**€28** per week from 1st February 2028)
- OAP couple **€42** per week (**€46** per week from 1st February 2028).

Subsidiary earners living with OAP's will be assessed in line with clause 12 below and will not be subject to a maximum rent.

10. Maximum Rents

No maximum rent will apply.

11. Temporary Dwellings

Type of Temporary Dwellings

- | | |
|---|-----------------|
| • Demountable Dwelling (Fully serviced) | €14.00 per week |
| • Mobile Chalets (Unserviced Demountable Dwellings) | €13.00 per week |
| • Caravans and Mobile Homes | €10.00 per week |

12. Calculation of Rent

Differential rent will be calculated as follows:

- (i) The first **€40** of total combined assessable income of the principal earner(s), as defined above, will be disregarded in calculating assessable income.

- (ii) Rent will be calculated on all remaining assessable income of the principal earner(s) at a rate of **20%**.
- (iii) After the weekly rent of the principal earner(s) has been calculated, rent will be increased by an amount equal to **10%** of the assessable income of all subsidiary earners in the household.
- (iv) The weekly rent calculated in accordance with 12. (i) –(iii) above will then be reduced by an amount equal to **€3** per dependent child as set out in Clause 8 above.

13. Additional Charges

Where a Management Fee is payable by Sligo County Council for a house provided in a private estate, a charge of €5 per week may be levied as a contribution to the payment of refuse charges and or management fees.

14. Damage to Sligo County Council Property

Where a tenant causes financial loss to Sligo County Council through damage to their 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 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 contribution to the repair costs.

15. Failure to Return Documentation

A additional charge of **€300** (three hundred euro) per week will be applied to the existing weekly rent where the tenant(s) and/or subsidiary earner(s) fail to provide the Council with requested documentation regarding updated income and family circumstance details.

16. Hardship

Where, in the opinion of Sligo County Council, the payment of the rent, calculated in accordance with this Scheme, would give rise to undue hardship, the Council may agree to accept a reduced sum from a tenant for a specified time bound period.

All applications for a review under the hardship clause will be advised in the first instance to engage with the Money Advice and Budgeting Service (MABS), before making a hardship application to Sligo County Council.

17. Adjustments and Rounding

Rents calculated in accordance with the Scheme, which are not multiples of €1, shall be rounded up or down to the nearest €1.

Example:

- €28.49 rounded down to €28.00.

- €29.50 rounded up to €30.00.

18. Review of Rent

Sligo County Council may review any particular case at any time if the particular circumstances so warrant. The Tenant or Joint Tenant must notify the Housing Department of Sligo County Council immediately of any change in income or circumstances. A general review may be carried from time to time during the lifecycle of the scheme.

19. Notice of Rent Increase

At least one week's notice of the revised rent will be given to the Tenant(s).

Appendix 1 – Non Assessable Income

Income from the following sources shall, in all cases, be disregarded for the purposes of assessing income:

- a) Child Maintenance Payments, both paid and received.
- b) Payments by the Department of Social Protection under the Social Welfare Acts in respect of:
 - (i) Child Benefit
 - (ii) Guardian's Payments (Contributory)
 - (iii) Guardian's Payments (Non Contributory)
 - (iv) Carer's Allowance, full or half rate
 - (v) Carer's Benefit
 - (vi) Domiciliary Care Allowance
 - (vii) Constant Attendance Allowance
 - (viii) Electricity or Gas Allowance
 - (ix) Fuel Allowance
 - (x) Telephone Allowance
 - (xi) Increase for Living on a Specified Island
 - (xii) Living Alone Allowance
 - (xiii) Dietary Supplement
 - (xiv) Payments under Medical Care Scheme
 - (xv) Back to Work Family Dividend
 - (xvi) Disablement Benefit/Pension

Once off payments or irregular payments, including e.g. Carer's Support Grant (formerly called Respite Care Grant), Training Support Grant, Back to School Clothing and Footwear Allowance, Exceptional Needs Payment, Urgent Needs Payment, Humanitarian Assistance Scheme, Funeral grant.

- c) Community employment schemes such as Community Employment Programme, Community Services Programme, the Work Placement Experience Programme, the Rural Social Scheme (RSS), Tús; this only includes the amount of income in excess of the Supplementary Welfare rate.
- d) Payments from the Department of Social Protection or the Department of Education / Department of Further and Higher Education, Research, Innovation and Science or any Government Department or State Agency in respect of an education or training course: this only includes the amount of income in excess of the Supplementary Welfare rate.
- e) Payments by the Health Service Executive in respect of:
 - i. Fostering Allowance
 - ii. Blind Welfare Allowance
 - iii. Mobility allowance

- f) Payments by the Department of Further and Higher Education, Research, Innovation and Science, or under schemes funded by that Department and Tusla in respect of
 - i. Student grants schemes
 - ii. Home Tuition Scheme
 - iii. Youthreach training allowance
 - iv. Aftercare Allowance
- g) Payments received as a training allowance while undergoing a course of rehabilitation training by an organisation approved by the Minister for Health.

The following miscellaneous payments:

- h) Payments by charitable organisations, being bodies the activities of which are carried on otherwise than for profit (but excluding any local authority or other public authority) and one of the functions of which is to assist persons in need by making grants of money to them;
- i) Payments made by another EU Member State and / or the United Kingdom (Common Travel Area) that correspond to Child Benefit;
- j) Scholarships in respect of attending approved courses provided by approved institutions, within the meaning of sections 7 and 8 of the Student Support Act 2011 (No. 4 of 2011), respectively;
- k) Income earned by children.