



Comhairle Chontae Liatroma
Leitrim County Council

Differential Rent Scheme 2026

Rent Scheme for Local Authority
Tenants of Leitrim County Council and
Associated Tenancies

www.leitrim.ie



This Scheme is prepared by Leitrim County Council, under the authority vested in it by Section 58 of the Housing Acts 1966 to 2014, as amended, Article 64 of the Housing Regulations 1980 and Circular Letter HRT 3/2002, dated 6th March 2002

1. Commencement Date

This scheme becomes effective from 1st May 2026 and supersedes all previous Differential Rent Schemes. It is subject to periodic review.

2. Scope of Application

This scheme applies to:

- All dwellings owned or leased by Leitrim County Council
- Tenancies under the Rental Accommodation Scheme (RAS) and Social Housing Leasing Initiative (SHLI)
- Tenancies under the Housing Assistance Payment (HAP)
- Tenancies managed by Approved Housing Bodies in Leitrim County
- All other tenancies that are under the remit of Leitrim County Council

3. Principal Earner(s)

The principal earner is the person who is in receipt of the highest assessable income.

Where the spouse/partner of the principal earner is in receipt of a separate income, the combined income of the couple will be considered as the income of the principal earner.

4. Subsidiary Earner

A subsidiary earner is a member of the household other than the principal earner who has an income.

5. Rent Calculation

Rent is calculated based on household income as follows:

Principal Earner:	18% of all weekly assessable income
All Subsidiary Earners:	10% of all weekly assessable income

6. Minimum Rent

Minimum Rent: €40.00 per week

7. Assessable Income

Assessable income will be assessed in line with The Household Means Policy as published by the Department of Housing, Local Government and Heritage (2026). Assessable income will be updated in line with any future revisions of the Households Means Policy.

In assessing household income for local authority rent calculations, Leitrim County Council may include income identified listed in Appendix 2 (non-Assessable income) if it is identified as the only source of a person's regular annual income. If no income is identified, standard social welfare rates may be applied for calculation of the rent.

See Appendix 1 for details of assessable income

8. Non- Assessable Income

Non-Assessable income will be assessed in line with The Household Means Policy as published by the Department of Housing, Local Government and Heritage (2026). Non-assessable income will be updated in line with any future revisions of the Households Means Policy

See Appendix 2 for details of non-assessable income

9. Hardship Clause

Where rent calculated under this scheme causes undue hardship, the Council may accept a reduced rent for a specified period.

All applications for a review under the hardship clause will be advised to liaise with MABS first before making a hardship application to Leitrim County Council.

Rent reductions granted on hardship grounds will be time bound and monitored to ensure rent is reduced only for as long as considered necessary.



10. HAP Specific Hardship Clause

Where a household is in receipt of HAP (Housing Assistance Payment) Support a HAP specific hardship clause may be applicable when:

- A) The HAP monthly payment to the HAP landlord has already been increased to the maximum prescribed limit and
- B) The tenants weekly outgoing on rent still exceeds 35% of their total weekly income.

The tenants total weekly outgoing on rent is calculated as the differential rent paid to the Leitrim County Council and any additional rent payment made to the landlord.

All applications for a review under the HAP hardship clause will be advised to liaise with MABS first before making a hardship application to Leitrim County Council.

In such cases Leitrim County Council may agree at their discretion to accept a smaller differential rent for a specified period of time from the HAP tenant subject to regular reviews.

11. Review of Circumstances

Tenants must notify Leitrim County Council immediately of any change in income, household composition and employment status.

In cases where the tenant fails to return a rent return form or fails to submit all requested documentation in respect of a change of 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 documentation is received and issue a tenancy warning as a tenant is in breach of their signed tenancy agreement

12. Rounding

Rents will be rounded up to the nearest €1.00.

13. New Tenancies & Transfers

Rent for new or transferred tenancies will be based on income at the time of commencement.



14. 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 Leitrim County Council. Should the application be successful, a rent assessment will be carried out and rent reassessed accordingly.

15. Additional Charges

A €5.00 weekly levy may apply for tenants housed in estates or apartments where there are management charges in to cover waste charges and/or management fees.

16. Damage to Leitrim County Council Property

Where a tenant causes financial loss to Leitrim 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

17. Tenancy Fraudulent Activities

All tenants are required to provide accurate and truthful information in relation to their tenancy. Any suspected tenancy fraud, including but not limited to subletting without permission, providing false information, or failing to disclose relevant changes in circumstances, must be reported immediately. Leitrim County Council reserves the right to investigate suspected fraud and may share relevant information with other government departments, and partner agencies for the purposes of preventing and detecting fraud. Failure to comply with these requirements or involvement in fraudulent activity may result in the issuing of a tenancy warning, including the termination of the tenancy.

18. Data Sharing and Consent

As per tenancy agreement, tenants are required to acknowledge and consent to the collection, processing, and sharing of their personal data in accordance with applicable data protection legislation and the data sharing agreements in place. This may include sharing information with other government departments, and statutory agencies for the purposes of verifying eligibility, preventing fraud, and ensuring compliance with tenancy conditions. All data will be handled securely and only shared where necessary and lawful.



19. Rent Arrears/Breach of Tenancy Agreement

If a tenant falls into arrears with their rent account, they should contact the Revenue Collection Team immediately to discuss their situation in detail and arrange a payment plan that will help the tenant to clear their arrears within a reasonable period of time without adversely affecting their financial circumstances.

In circumstances where a tenant who is in arrears fails to make payments, Leitrim County Council will write to the tenant with a Statutory Tenancy Warning Letter which will have been preceded by less formal warnings. If within two months of this letter, the Tenant fails to discharge the rent arrears in full, or if the tenant fails to enter into, or adhere to a payment plan Leitrim County Council may apply to the District Court for possession of the dwelling pursuant to Section 8 of the Housing (Miscellaneous Provisions) Act 2014.

In circumstances where a Tenant is in arrears, Leitrim County Council reserve the right to cease non-essential maintenance at the property.

Failure to adhere to the requirements set out in the Tenancy Warning Letter may also jeopardise the tenant's eligibility for social housing supports as part of a housing assessment. Under Subsection 5A of Section 20 of the Housing Act 2009 (as amended), tenants become ineligible for continued social housing support where they are in arrears of rent for a total of 12 (not necessarily consecutive) weeks or more, at any point in the past 3 years, and have either refused to enter into rescheduling arrangements for arrears or have failed (except for reasons outside of their control) to comply with rescheduling arrangements.

Signed:

A handwritten signature in blue ink, appearing to read 'Mary Quinn', positioned above a horizontal line.

Mary Quinn
Deputy Chief Executive
Leitrim County Council

Date:



Appendix 1

The following incomes are assessable for the purposes of calculating rent for local authority tenants.

This is the full income reduced by any taxes such as P.R.S.I, income tax payable, Universal Social Charge, Additional Superannuation Contribution (ASC), government levies including:

- Income from employment including overtime, bonuses and commissions
- overtime payments, commissions and bonuses will be assessable as follows:
 - overtime – generally restricted to a maximum of 10% of basic income, but regular overtime may be taken into account
 - bonus – restricted to a maximum of 10% of basic income
 - commission – restricted to a maximum of 30% of basic income, where applicable
- income from self-employment;
 - Self-employed individuals should submit satisfactory documentation (e.g., Notice of Tax Assessment or Certified Accounts). If not provided, an assumed net assessable income of €700 per week will apply.
- Spousal maintenance payments
- income from rental properties, dividends, capital investments and other similar sources of income;
- occupational and social welfare pensions, from whatever source, including from abroad,
- with the exception of the specific payments listed in paragraph 4 below as being disregarded, all income from social insurance and social assistance payments, allowances and benefits, including Working Family Payment, is assessable

Please Note:

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.



In assessing household income under the Household Means Policy for local authority rent calculations, Leitrim County Council may include income identified in Appendix 2 if they are identified as the only source of a person's regular annual income. Standard social welfare rates may be applied for rent purposes.

Appendix 2 – Non Assessable Income

In assessing household income under the Household Means Policy for local authority rent calculations, a local authority may decide to disregard income that is once-off, temporary or short-term in nature and which is outside the regular pattern of a person's annual income.

Income from the following sources may be disregarded for the purposes of assessing income if they are once-off, temporary or short-term in nature.

- (a) Child Maintenance Payments, both paid and received
- (b) Payments by the Department of Social Protection under the Social Welfare Acts in respect of:
 - Child Benefit
 - Guardian's Payments (Contributory)
 - Guardian's Payments (Non Contributory)
 - Carer's Allowance, full or half rate (once off, temporary or short-term in nature)
 - Carer's Benefit
 - Domiciliary Care Allowance
 - Constant Attendance Allowance
 - Electricity or Gas Allowance
 - Fuel Allowance
 - Telephone Allowance
 - Increase for Living on a Specified Island
 - Living Alone Allowance
 - Dietary Supplement
 - Payments under Medical Care Scheme
 - Back to Work Family Dividend
 - 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, Gateway, the Youth Employment Support Scheme, 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: the amount of income in excess of the Supplementary Welfare rate.
- (e) Payments by the Health Service Executive in respect of—
- Fostering Allowance
 - Blind Welfare Allowance
 - 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—
- Student grants schemes
 - Home Tuition Scheme
 - Youthreach training allowance
 - 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

