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**COMHAIRLE CONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL**



**MEETING OF SOUTH DUBLIN COUNTY COUNCIL**

**Monday, October 23rd, 2017**

**MOTION NO.5**

**MOTION: Councillor M. Johansson**

That this Council agrees that all Voluntary or Approved Housing Bodies who house tenants from the Local Authority housing list, should charge these new tenants the same rate of rent as the Local Authority, and should this Motion be passed that this Council writes to all Approved Housing Bodies operating in the South Dublin County Council to inform them of the passing of this Motion.

**REPORT:**

This Council cannot request Approved Housing Bodies operating in South Dublin County Council charge the differential rent set by South Dublin County Council to all their tenants.  The delivery of social housing by Approved Housing Bodies is funded through a number of schemes which have different requirements and rules regarding rent.

For example:

Approved bodies providing dwellings under the terms of the Capital Loan and Subsidy Scheme (CLSS) are responsible for determining the rent amounts to be paid by qualified tenants according to a formula particular to this scheme.

The Capital Assistance Scheme (CAS) Circular 15/2015 notes that as part of the appraisal process for new projects, proposals must ensure that an economic rent is in place and included within the project appraisal.  Housing associations are requested to submit details for the costs that make up the calculated rent.  The AHB must set a rent which is fair, reasonable and justifiable to the tenant and takes into account the cost to the AHB of providing the accommodation.  This is known generally as an 'economic rent' and is not a market rent or 'differential rent' which is based on total household income.

Houses delivered under the Payment and Availability (P & A) financial model for the procurement and delivery of housing units require a rent similar to the Council's Differential Rent Scheme.

Each Approved and Voluntary Housing Body have their rent schemes available to tenants and also have them available on their website.  Available houses from the various bodies are advertised on the Council Choice Based Letting System.

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