



- Dublin City Council Housing Rents and Arrears November 2019

Background

- Dublin City Council has at present 24,574 rented tenancies.
- Approximately 66,955 people reside in these tenancies.
- The weekly rent charge is determined in accordance with the 2019 Dublin City Council Differential Rent Scheme.
- The weekly average rent charge is €69.41.
- The minimum weekly rent charge based on the Social Welfare payment of €203.00 is €25.65.

Differential Rent Charge

- Rent Charge is directly related to household income.
- Rent is calculated at 15% of the principal earner's weekly assessable income which exceeds €32 for a single person and €64 for a couple.

Certain incomes are not assessed- Child Benefit, Fuel Allowance, Foster Care Allowance

- The rent charge for Subsidiary Earners is €21 per week, subject to a max of 4 such earners, and there is a rent reduction of €1 per dependent child.

Differential Rent Charge

- There are 1,188 tenants on the minimum rent charge
- There are no tenants on the maximum rent charge of €423.00 (relates to dwelling size)
- The current highest weekly rent charge is €265.87.
- Tenants must notify any changes in circumstances in accordance with their tenancy agreement.

Key Points Arrears

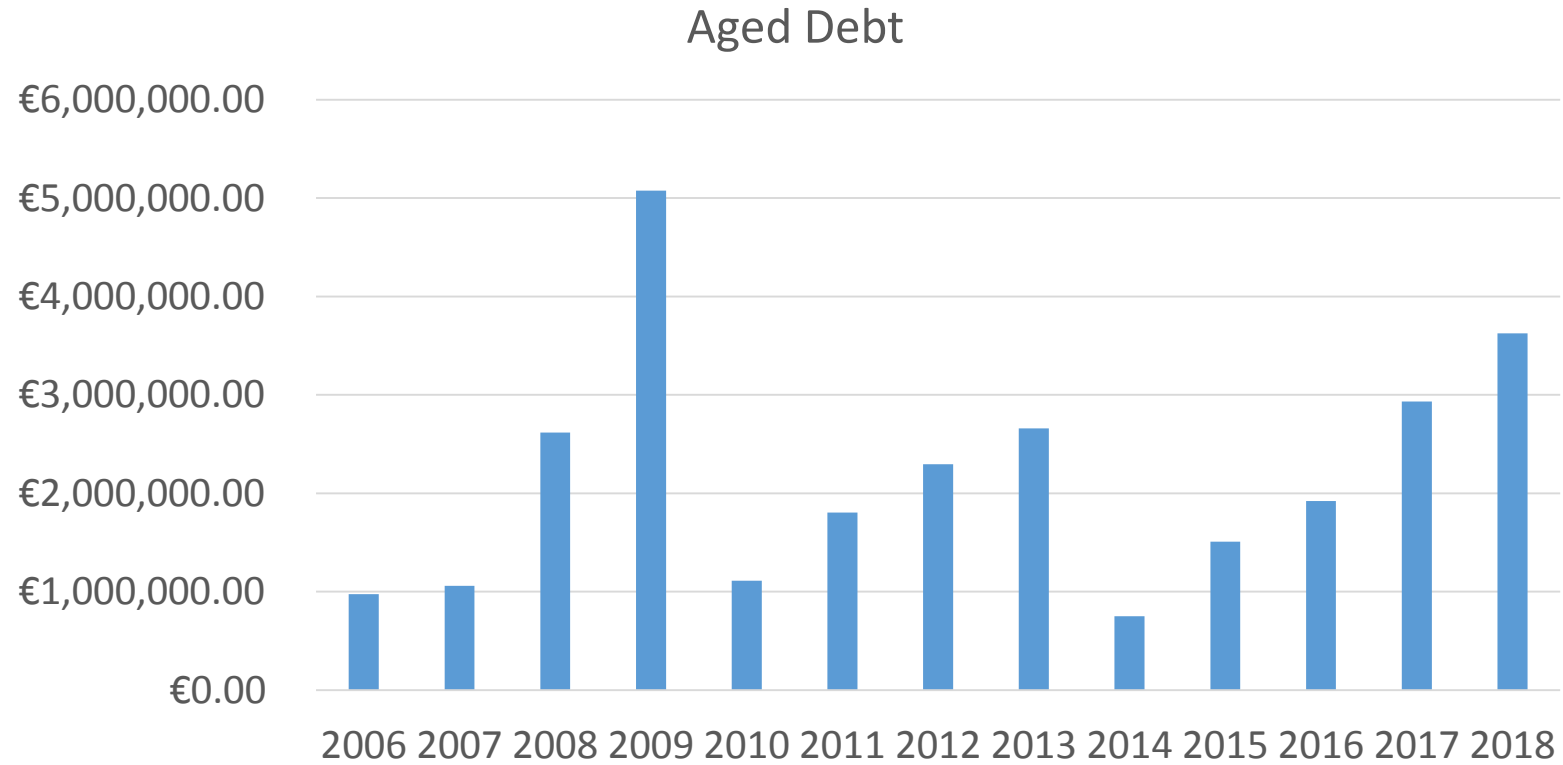
- 40% of Tenants have a clear rent account or are in credit
- 28% of Tenants in arrears owe less than €500
- 14% of Tenants in arrears owe between €500 and €2,000.
- 13% of Tenants in arrears owe between € 2,000k and €7,000.
- 3% of Tenants in arrears owe between €7,000k and €11,000
- 2 % of Tenants in arrears owe between €11,000k and €19,000.
- 0.3% of Tenants in arrears owe between €19,000k and €27,000.
- 0.09% of Tenants in arrears owe over €27,000.

Arrears Levels

Level of Arrears	No. of Households in Arrears November 2018	No. of Households in Arrears November 2019
€0.01 - €499	6838	6839
€500 - €999	1567	1650
€1,000 - €1,999	1800	1810
€2,000 - €2,999	1144	1158
€3,000 - €4,999	1267	1344
€5,000 - €6,999	707	732
€7,000 - €8,999	411	437
€9,000 - €10,999	234	291
€11,000 - €12,999	126	181
€13,000 - €14,999	80	107
€15,000 - €16,999	54	55
€17,000 - €18,999	40	51
€19,000 - €20,999	25	40
€21,000 - €22,999	11	14
€23,000 - €24,999	15	20
€25,000 - €26,999	12	10
€27,000 +	10	25

Administrative Area	Total Arrears Amount	No. of Tenancies
Dublin Central	5,212,003.71	2371
Dublin South Central	10,055,720.35	4544
Dublin South East	2,678,106	1773
Dublin North West	7,750,688.88	3796
Dublin North Central	6,717,671.70	2503
	32,414,190.64	14988

Aged Debt



Income Levels/Arrears Levels

Total of all income in household	No. of Tenancies	Amount Owed in arrears	% of Total Arrears
€203.00 - €400.00	6587	€4,613,249.33	13.73%
€400.00 - €600.00	4056	€6,604,026.81	19.66%
€600.00 - €800.00	2861	€7,435,150.51	22.13%
€800.00 +	4271	€14,936,497.42	44.46%
Totals	17775	€33,588,924	100%

Rent Arrears Recovery Procedure

Part 2 Housing (Miscellaneous Provisions) Act 2014 replaced Sect.62 of Housing Act 1966.

- Stage 1:** **1st & 2nd Warning Letters**
- Stage 2:** **Broken Agreement/3rd Warning Letter**
- Stage 3:** **Issuing of a Tenancy Warning**
- Stage 4:** **Court Proceedings**
- Stage 5:** **Eviction**

Rent Arrears Recovery Procedure

2019 to date:

- 47,109 Tenant interactions have taken place i.e. letters, telephone calls and tenant interviews re rent arrears
- 279 Tenancy Warnings have been issued
- 117 applications for Possession of Tenancies are with the Law Department awaiting Court Hearing dates
- 2019---4 Possession orders were granted in first half of 2019. 3 further Possession Orders were granted this month and are with the Evictions Office for implementation
- Of the 4 Possession Orders granted in first half of 2019 two of the tenants who were due to be evicted have paid their arrears in full. One tenant has entered into an agreement and one was evicted

2020

- Strengthen legal measures.
- Seek Judgement Orders where appropriate
- Fill staff vacancies at EHO grade
- The Housing (Miscellaneous Provisions) Act 2014 contains a section which would give Local Authorities the power to authorise rent deduction at source from Social Welfare payments and also to collect rent arrears- however to date Section 53 of this Act has not been commenced.

Thank You



Questions???

