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Qualifying conditions for our schemes change from time to time. Always check with your local Social Welfare Office or with Information Services to see if qualifying conditions have changed (see page 9 for contact details).

The information in this booklet is correct at the time of going to print.



## 1. What is Rent Allowance for tenants affected by de-control of rents?

This Rent Allowance is payable to tenants of certain dwellings affected by the de-control of rents on 26 July 1982.

Until 26 July 1982, the Rent Restrictions Act 1960 to 1982 controlled rent for certain dwellings. Following de-control, a tenant who would suffer hardship due to a rent increase **may** qualify for a Rent Allowance.

## 2. Who can qualify?

To qualify for a Rent Allowance, you must satisfy **all** of the following conditions;

- On 26 July 1982, you must have been the tenant, or the spouse or partner of a tenant, of a dwelling that was subject to rent control until that date. A member of a tenant's family may qualify for an allowance where they took over the tenancy **on or before 25th July 2002**.
- You must be entitled to remain as a tenant of that dwelling.
- Your rent and terms of your tenancy must be fixed by the relevant court or Rent Tribunal, be set out in written form, signed by the landlord or their agent and a copy given to you. Either you or your landlord may apply to the Rent Tribunal to fix a rent.
- You must satisfy a means test (see page 4).

**Note**

**You cannot get a Rent Allowance if your rent is agreed between you and the landlord. The rent must have been fixed by the relevant court or Rent Tribunal.**

You may qualify for this allowance for the first time if:

- you are the spouse or partner of a deceased eligible tenant,
- or**
- your rent has been re-fixed by the Rent Tribunal or relevant court and because of changes in your situation, you now meet the qualifying conditions.

### 3. How much is the Allowance?

For details of the current amount of the allowance, see **SW 58a**, the leaflet enclosed at the back of this booklet.

### 4. What is a means test?

A means test is used to assess your means. Any income you or your spouse or partner have, or property or an asset that could provide you with an income is taken into account.

**The main items that count as means are:**

- cash income including certain social welfare payments and allowances under the Health Acts; income received as head of the household and the annual net cash value of any non-cash earnings (benefits in kind),

- the value of investments, capital or property owned but not personally used (see page 6),
- the value of any benefit or privilege enjoyed by you,  
**and**
- all income and the value of any property that you may have deprived yourself of to qualify for a Rent Allowance.

**The following do not count as means:**

- the first €20,000 of savings, investments or property (see table on page 6)
- Child Benefit
- Family Income Supplement
- Domiciliary Care Allowance
- Orphan's Contributory Allowance or Orphan's Non-Contributory Pension
- any money received from the Health Service Executive for a child who is boarded out
- income from a charity
- income from casual employment by the Health Service Executive as a home help
- any of the following increases of payment from this Department or the Health Service Executive:
  - increase for a qualified child or a prescribed relative
  - Living Alone Increase
  - over 80 Allowance
  - Fuel Allowance

If you are not getting a social welfare or Health Service Executive payment, your weekly means are reduced by a certain amount for each qualified child.

A child is regarded as a qualified child if they are under age 18, normally live with you and are maintained by you, or over age 18 and under age 22 if in full-time education by day.

### How savings and investments are assessed

We ignore the actual income (such as interest or dividends paid on investments). Instead, we add together the following items and use a formula (see below) to work out your means:

- cash value of investments, capital and property,
- money in accounts in financial institutions,
- and**
- cash-in-hand.

Capital:	Weekly means assessed:
<b>First €20,000</b>	<b>Nil</b>
<b>€20,000 - €30,000</b>	<b>€1 per €1,000</b>
<b>€30,000 - €40,000</b>	<b>€2 per €1,000</b>
<b>Over €40,000</b>	<b>€4 per €1,000</b>

**Example:**

A person has property valued at €38,092.14 and €6,920.07 savings. Their total capital is €45,012.21

Total capital	€45,012.21
First €20,000	Nil
€20,000 to €30,000 assessed @ €1 for every €1,000	€10.00
€30,000 to €40,000 assessed @ €2 for every €1,000	€20.00
€40,000 to €45,012.21 assessed @ €4 for every €1,000	<u>€20.00</u>
Total	€50.00
<b>Weekly means from capital</b>	<b>€50.00</b>

**Note**

**When calculating the means of a couple, the joint means are taken into account.**

## 5. How long does payment last?

You can get the allowance as long as you remain the tenant of the dwelling and as long as you satisfy the means test. The amount you receive may change if your situation changes at any time.

## 6. How do I get my payment?

Rent Allowance is paid weekly by cheque.

## 7. How is my application decided?

Your application is determined by a Deciding Officer. If you are not satisfied with the decision, you may appeal in writing within 21 days.

## 8. What if my circumstances change?

You should tell us immediately if any changes occur in your means or the means of other members of your household, or in the number of people living in your household.

## 9. When and how do I apply?

You should apply for the Rent Allowance as soon as possible after your rent has been fixed and the tenancy and new rent have been registered with the local housing authority. You should apply within 3 months of the date the new rent comes into effect. If you apply after 3 months, the allowance will only be backdated for 3 months.

To apply, complete application form (RS1) and send it to the address on page 9. You can get the application form from Rent Supplement Section, LoCall 1890 927 770.

## 10. Where can I get more information?

For more information contact Rent Allowance Section at:

**Rent Allowance Section**

Social Welfare Services

Government Buildings

Ballinalee Road

Longford

LoCall: 1890 927 770

For information booklets, application forms and more information on social welfare services:

- Log on to **www.welfare.ie**.
- Text to **51909** (see details on Page 10).
- LoCall Information Line at **1890 66 22 44** (from the Republic of Ireland only).
- Drop in to your local Social Welfare Office or Citizens Information Centre.

### **Note**

**The rates charged for using 1890 (LoCall) numbers may vary among different service providers.**

To request forms, text the form code followed by your name and address to 51909 (from the Republic of Ireland only). Standard text rates apply.

For example, if you wanted to request the Bereavement Grant form, text form bg Mary Murphy 1 New Street, Old Town, Co. Donegal.

<b>Social welfare payment or scheme</b>	<b>Form code</b>
<b>Bereavement Grant</b>	<b>FORM BG</b>
<b>Carer's Allowance</b>	<b>FORM CARA</b>
<b>Carer's Benefit</b>	<b>FORM CARB</b>
<b>Disability Allowance</b>	<b>FORM DA</b>
<b>Family Income Supplement</b>	<b>FORM FIS</b>
<b>Free Travel</b>	<b>FORM TRAVEL</b>
<b>Fuel Allowance</b>	<b>FORM FUEL</b>
<b>Household Benefits</b>	<b>FORM HHB</b>
<b>Invalidity Pension</b>	<b>FORM INV</b>
<b>Living Alone Allowance</b>	<b>FORM LAA</b>
<b>Maternity Benefit</b>	<b>FORM MAT</b>
<b>One Parent Family Payment</b>	<b>FORM OPFP</b>
<b>Respite Care Grant</b>	<b>FORM RCG</b>
<b>State Pension (Non-Contributory)</b>	<b>FORM SPNC</b>
<b>State Pension (Transition/Contributory)</b>	<b>FORM SPC</b>
<b>Widow(er)'s Contributory Pension</b>	<b>FORM WCP</b>
<b>Widow(er)'s Non-Contributory Pension</b>	<b>FORM WNCP</b>

## Acts covering de-control of rents

### Note

**The situation of landlords and tenants following the de-control of rent is dealt with in the Housing (Private Rented Dwellings) Act, 1982 and the Housing (Private Rented Dwellings) Act, 1983.**

You can get a guide to these Acts free of charge from any housing authority or direct from:

Department of the Environment, Heritage and  
Local Government  
Rent Tribunal  
Custom House  
Dublin 1

Telephone:                      Dublin      (01) 8882120

# Citizens Information

The Citizens Information Board is the statutory body which supports the provision of information, advice and advocacy on the broad range of social and civil services to the public. It provides the Citizens Information website and supports the voluntary network of Citizens Information Services and the Citizens Information Phone Service.

[www.citizensinformation.ie](http://www.citizensinformation.ie)

Lo-Call 1890 777 121 (Mon-Fri 9am-9pm)

Local Centres (see Golden Pages)

Citizen Information is available from over 250 locations nationwide. The contact details and opening hours of your nearest Citizens Information Centre are listed in the Golden Pages.