



Comhshaol, Pobal agus Rialtas Áitiúil
Environment, Community and Local Government

Oifig an Aire
Office of the Minister

15th December, 2015.

Mr. Sean O'Callagan,
Senior Executive Officer,
Cork County Council,
County Hall,
Cork,
Ireland.

RE: REP3488/AK/15

Dear Mr. O'Callagan,

I have been asked by Mr. Alan Kelly, Minister for the Environment, Community and Local Government, to refer to your letter in connection with a motion of Cork County Council regarding income thresholds for social housing.

The Housing (Miscellaneous Provisions) Act, 2009, made specific provision for maximum income limits to be set by the Minister. The existing limits are set out in the Social Housing Assessment Regulations 2011 which took effect on 1 April 2011. The determination of these three bands and the authority area assigned to each band was based on an assessment of the income needed to provide for a household's basic needs plus a comparative analysis of the local rental cost of housing accommodation across the country. The three bands, therefore, take account of the variation in the cost of private rented accommodation across the country. The principle behind determining what is reasonably affordable for any household is the relationship of household income to the cost of providing suitable accommodation in the private sector, particularly rented accommodation, so that the percentage of net income required in order to pay for accommodation costs would not exceed 30%.

The Minister is satisfied that the current income limits generally provide for a fair and equitable system of identifying those households unable to provide accommodation from their own resources. However, the limits will be considered in the context of the review of social housing assessment procedures currently being undertaken by the Department, as part of the broader social housing reform agenda outlined in the Social Housing Strategy 2020.

Yours sincerely,


Larry Kelly,
Private Secretary

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