

# APPLICATION FORM

## 2016 TENANT (INCREMENTAL) PURCHASE SCHEME



Offaly County  
Council  
R35 F893

Áras an  
Chontae

Charleville  
Road

Tullamore | Co. Offaly

Housing Section  
Phone: 057 9346800  
Email: [housing@offalycoco.ie](mailto:housing@offalycoco.ie)  
Website: [www.offaly.ie](http://www.offaly.ie)

Effective 29/01/2024

## **Applicant Checklist**

**Before submitting your application, please confirm that you:**

- Have read the Tenant Information Booklet - including the terms and conditions of the Scheme.**
- Have completed all parts of the application form about you and your household.**
- Have attached evidence of income/supporting documentation as detailed on the attachment page.**
- Have checked with your local authority that your house is included under the scheme.**
- Have signed the declaration.**

### **Notes:**

- 1. Your local authority will only process completed application forms. Incomplete forms will be returned.**
- 2. All joint purchasers (including spouse) must be named tenants before completion of sale by your local authority.**
- 3. Garda vetting of your household may be required before completion of sale by your local authority. The local authority may carry out checks with the relevant bodies (e.g. Gardai) in relation to information provided on the application form.**
- 4. Arrears of any kind with your local authority must be cleared in full before completion of sale by your local authority.**
- 5. All correspondence with your local authority regarding the Scheme is WITHOUT PREJUDICE AND SUBJECT TO ANY TRANSFER ORDER.**

**APPLICATION TO OFFALY COUNTY COUNCIL TO PURCHASE HOUSE UNDER THE TERMS OF 2016 TENANT (INCREMENTAL) PURCHASE SCHEME**

Customer No: \_\_\_\_\_

Address of Property: \_\_\_\_\_

**Applicant Details:**

	Tenant	Joint Tenant
Name		
PPS Number		
Phone Number		
Email Address		
Civil (Marital) Status		
Income Source(s)*		
Gross Annual Income		

**Tenant's Spouse/Civil Partner/Co-habitant Resident in the House (if not a joint tenant):**

Name	Relationship to tenant	PPS No.	Income Source(s)*	Gross annual income

\* Evidence of income must be supported by documentation as detailed on the attachment page. Sources of income that cannot be included are also attached.

**Have you previously purchased a dwelling under a tenant purchase or incremental purchase scheme?**

Yes:   No:

**Have you ever owned/currently own a property in Ireland or abroad?**

Yes  No:

**Have you ever had works carried out to your property by Offaly County Council?**

Yes  No:

**What is the intended source of funding for the purchase money?**

Own Resources\*:  Private Mortgage:  Local Authority Loan:

\* Cash payments will not be accepted

### Public Order Offences

In the 5-year period prior to the date of this application, has any member of the household been convicted of an offence under the following sections of the Criminal Justice (Public Order) Act 1994?

- Section 5: Disorderly conduct in a public place  
Section 6: Threatening, abusive or insulting behaviour in a public place  
Section 7: Distribution or display in a public place of material which is threatening, abusive, insulting or obscene  
Section 14: Riot  
Section 15: Violent disorder, or  
Section 19: Assault or obstruction of a peace officer or emergency services personnel

Yes:  No:

If 'Yes', please give details: \_\_\_\_\_  
(including name, address, and details of conviction)

In the 5-year period prior to the date of this application, has any member of the household been the subject of Court Orders under the following statutory provisions?

- Sections 3, 3A or 4 Housing (Miscellaneous Provisions) Act 1997: Subject of an excluding order or interim excluding order,
- Section 257D of the Children Act 2001 (No. 24 of 2001): Subject of a behaviour order, or
- Section 115 of the Criminal Justice Act 2006 (No. 26 of 2006): Subject of a civil order.

Yes:  No:

If 'Yes', please give details: \_\_\_\_\_  
(including name, address, and details of the order)

### IMPORTANT - Information for the attention of the applicant

#### Notice about Offences

Section 32(7) of the Housing (Miscellaneous Provisions) Act 2009 and section 6 of the Fines Act 2010 provide that it is an offence, punishable on conviction by a class C fine (i.e. an amount not greater than €2,500 but greater than €1,000), for a person to knowingly provide false or misleading information or documents or to knowingly conceal any material fact in relation to the purchase of a house under Part 3 of the Housing (Miscellaneous Provisions) Act 2014. Section 32(8) of the 2009 Act provides that a housing authority may recover from a person convicted of an offence under section 32(7) any higher expenditure that the authority incurred on the sale of a house due to reliance on false, misleading, or undisclosed information.

#### Collection and Use of Data

Your rights as a data subject under the General Data Protection Regulation (GDPR) apply in full and will be clearly set out in the relevant data protection policies and procedures for the local authority to whom you are submitting your application. If you have any query in relation to your rights under GDPR, you can contact the nominated Data Protection Officer for that local authority. Details of how to submit your query will be supplied by the local authority directly.

#### Additional Information

Where requested by Offaly County Council, additional information must be provided by the applicant(s) within four weeks.

All correspondence between Offaly County Council and the applicant(s) is without prejudice and subject to any Transfer Order.

**Declaration**

I/We\* hereby apply to Offaly County Council to purchase the above house under the terms of the 2016 Tenant (Incremental) Purchase Scheme.

I/We\* accept that sale of a house under this scheme does not imply any warranty on the part of the housing authority in relation to the state of repair or condition of the house or its fitness for human habitation and that as the house will be valued on the basis of its existing condition, the housing authority is under no obligation to put the house being purchased under the scheme into good structural condition prior to sale.

I/We\* accept that the maintenance and repair of the dwelling after sale is the responsibility of the purchaser.

I/We accept that unless otherwise instructed, Offaly County Council will upon completion of the purchase, arrange to have the house vested in the joint names of the tenant and his/her spouse/partner.

I/We\* declare that the information and particulars given by me/us on this application are true and correct.

I/We\* authorise the housing authority to make whatever enquiries it considers necessary to verify details of my/our application.

I/We\* am/are aware that the furnishing of false or misleading information is an offence liable to prosecution.

\* (Delete where appropriate)

Signed: \_\_\_\_\_  
Tenant

Signed: \_\_\_\_\_  
Joint Tenant

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**This page does not need be returned to the local authority with your application.**

**Reckonable income**

1. A housing authority shall include the following sources and classes of income in determining reckonable income:
  - (a) Income from employment, including self-employment;
  - (b) Overtime payments, bonuses, and commission, as follows:
    - (i) Overtime – restricted to a maximum of 10% of basic income, except where there is a regular overtime pattern;
    - (ii) Bonuses – restricted to a maximum of 10% of basic income;
    - (iii) Commission – restricted to a maximum of 30% of basic income;
  - (c) Maintenance payments received;
  - (d) Income from rental properties, dividends, capital investments and other similar sources of income;
  - (e) reckonable income includes the State Pension (Contributory and Non-Contributory), the Widow's, Widower's, Surviving Civil Partner's (Contributory and Non-Contributory Pension), Blind Pension, Invalidity Pension and Disability Allowance as primary sources of income. All other social welfare payments by the Department of Social Protection, will be treated as a secondary source of income, i.e. a social welfare payment to a tenant in receipt of income from employment is reckonable income, as is a social welfare payment to the spouse, civil partner or cohabitant of a tenant in employment, whether or not that payment is in addition to employment income of that spouse, civil partner or cohabitant;
  - (f) Pensions, from whatever source, including from abroad.

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### **Information in respect of reckonable income**

A housing authority shall require a tenant to provide documentary evidence to verify different types of reckonable income, as follows:

- (a) Employee income: Employment Detail Summary and payslips for each employment and, where necessary, a signed and stamped employer's salary certificate, stating employment terms, basic salary, overtime, commission, bonuses and any other payments;
- (b) Income from self-employment: a copy of the income and expenditure accounts for each business or such documentation that satisfies the housing authority as to the nature and the amount of income involved;
- (c) Payments made by the Department of Social Protection: documents issued by the Department, detailing the payments made;
- (d) Rental income from land or property: a copy of accounts or a statement of rental income;
- (e) Interest on savings, investments or dividends: a statement from the financial institution or other provider, detailing the amount paid;
- (f) A pension other than a pension paid by the Department of Social Protection: a document issued by the body involved, detailing the payments made;
- (g) Maintenance payments received; the Court order, formal or informal maintenance arrangement or agreement, or solicitor's statement, detailing the amount and frequency and end-date of payments, and documentary evidence that the required payments are being made in accordance with the order, arrangement, agreement or statement concerned;
- (h) Income from any source; documentary evidence from the appropriate person or body involved, detailing the source and nature of the income and the amount paid.

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## **Income Disregards**

In determining reckonable income, a housing authority shall disregard income that is once-off, temporary or short-term in nature and that is outside the regular pattern of a person's annual income. Otherwise, where income fluctuates from week to week, reckonable income shall be determined on the basis of a person's average earnings over a typical work period.

A housing authority shall disregard income from the following sources for the purposes of determining reckonable income:

- (a) Payments by the Department of Social Protection under the Social Welfare Acts in respect of –
  - (i) Child Benefit
  - (ii) Guardian's Payments (Contributory)
  - (iii) Guardian's Payments (Non-Contributory)
  - (iv) Carer's Allowance (Full or half rate)
  - (v) Carer's Benefit
  - (vi) Domiciliary Care Allowance
  - (vii) Constant Attendance Allowance
  - (viii) Prescribed Relatives Allowance
  - (ix) Household Benefits Package (including Electricity & Gas Allowance)
  - (x) Fuel Allowance
  - (xi) Telephone Allowance
  - (xii) Increase for living on a Specified Island
  - (xiii) Living Alone (Pension) Allowance
  - (xiv) Diet Supplement
  - (xv) Payments under Medical Care Scheme
  - (xvi) Back to Work Family Dividend
  - (xvii) Disablement Benefit

Once off payments or irregular payments, including for example Carer's Support Grant, Training Support Grant, Back to School Clothing and Footwear Allowance, Additional Needs Payment (including Exceptional Needs Payment and Urgent Needs Payment), Humanitarian Assistance Scheme, Funeral Grant.

- (b) Community employment schemes such as Community Employment Programme, Community Services Programme, Gateway (Local Authority Activation Scheme), the Work Placement Experience Programme, Tús (Community Work Placement Initiative); the amount of income in excess of the Supplementary Welfare rate.
- (c) 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.
- (d) Payments by the Health Service Executive in respect of –
  - (i) Foster Care Allowance
  - (ii) Blind Welfare Allowance
  - (iii) Mobility Allowance
- (e) Payments by the Department of Education, or under schemes funded by the Department, in respect of –
  - (i) Student Grants Schemes



- (ii) Home Tuition Grant Scheme
  - (iii) Youthreach training allowance
- (f) 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:

- (g) 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;
- (h) Payments made by another EU Member State and / or the United Kingdom (Common Travel Area) that correspond to Child Benefit;
- (i) 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;
- (j) Income earned by children.

**Secondary Sources of Income:**

The following payments are now considered as secondary sources of income; Working Family Payment, Age 80 (pension) Increase, and Rural Social Scheme.

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## **Supporting Documentation to Accompany Application**

The following documentary evidence, verifying the different types of reckonable income, must be submitted.

### Employee income:

- one or both of Form Employment Detail Summary and payslips for each employment and, where necessary, a signed and stamped employer's salary certificate, stating employment terms, basic salary, overtime, commission, bonuses and any other payments;

### Income from self-employment:

- a copy of the income and expenditure accounts for each business or such documentation that satisfies the housing authority as to the nature and amount of income involved;

### Payments made by the Department of Social Protection:

- documents issued by that Department, detailing the payments made;

As of the 29<sup>th</sup> January 2024, in addition to the State Pension (Contributory and Non-Contributory) being considered as a primary source of income, the Widow's, Widower's, Surviving Civil Partner's (Contributory and Non-Contributory), Blind Pension, Invalidity Pension and Disability Allowance are now considered primary sources of income. Income from all other social welfare payments by the Department of Social Protection, will only be reckonable where these payments constitute a secondary source of income, i.e. a social welfare payment to a tenant in receipt of income from employment is reckonable income, as is a social welfare payment to the spouse, civil partner or cohabitant of a tenant in employment, whether or not that payment is in addition to employment income of that spouse, civil partner or cohabitant;

### Rental income from land or property:

- a copy of accounts or a statement of rental income;

### Interest on savings, investments or dividends:

- a statement from the financial institution or other provider, detailing the amount paid;

### A pension other than a pension paid by the Department of Social Protection:

- a document issued by the body involved, detailing the payments made;

### Maintenance payments received:

- the Court Order, formal or informal maintenance arrangement or agreement, or solicitor's statement, detailing the amount and frequency and end-date of payments, and documentary evidence that the required payments are being made in accordance with the order, arrangement, agreement or statement concerned;

### Income from any other source:

- documentary evidence from the appropriate person or body involved, detailing the source and nature of the income and the amount paid.