

# Local Housing Allowance National Rollout

Add your Authorities name  
and  
the name of the presenter

# LHA - Contents

# Introduction

- HB criticised as complex, doing little to promote personal responsibility
- Barriers to work
- HB does little to assist tenants to develop essential financial and budgeting skills
- Hence need for reform

# Introduction

Tried and tested in 18 LA's nationally:

- Blackpool
- Lewisham,
- Coventry,
- Teignbridge,
- Brighton,
- Conwy,
- Edinburgh,
- Leeds
- NE Lincs
- Tested for operational readiness and products for the national roll out in:
- Wandsworth
- East Riding of Yorkshire
- St Helens
- Argyll and Bute
- South Norfolk
- Norwich
- Pembrokeshire
- Guildford
- Salford

# Local Housing Allowance

Local Housing Allowance will only affect:

- New claims
- Change of address
- Break in claim

# Local Housing Allowance

- Broad Rental Market Area
- LHA set each month
- Flat Rate According to Household Size & Location
- Set locally by Rent Officers based on Local rents
- Rates Published so Tenants know how much will get
- Clearer for Tenants & Landlords

# Local Housing Allowance

- Under 25's
  - Singles over 25
  - Joint tenants
  - Childless couples

# Protections

- 13 weeks
- 52 weeks

# Which tenancies does Local Housing Allowance affect?

- Deregulated private tenancies
- Deregulated means a tenancy that has been entered into since 1989 and is not covered by any of the exceptions listed below.

# Who is exempt from the scheme?

- Anyone who is not currently subject to the Rent Officer rules such as pre 1989 tenancies
- Mobile homes & caravans
- Housing Associations
- Board and Lodge
- Supported accommodation provided by a charitable or voluntary organisation

# Size Criterion

- **Your tenant is entitled to one bedroom for:**
- every adult couple (married or unmarried)
- any other adult aged 16 or over
- any two children of the same sex aged under 16
- any two children regardless of sex aged under 10
- any other child.

# Payment

- Direct to claimant
- Promoting bank accounts
- Period of payment [according to LA policy]
- BACS or crossed cheque

# Payment

- 8 weeks arrears
- Data Protection

# Safeguards

- Recognised risk that some tenants can struggle with handling their financial affairs / paying their rent
- Each case assessed on its own merits
- Short term – regular reviews
- Referred by landlord or other third party

# Safeguards

- How you can help us:
  - With your help we will develop a referral process for the receipt of representations.
  - With your help and assistance we will identify claimants who are likely to need payments to their landlord?

# Safeguards

- We will provide details on the level of acceptable supporting documentation to help you provide this information.
- We will publicise safeguard policy, criteria and decision making processes for your staff
- Your support in providing information for customers to present at the LA office is invaluable to both ourselves and our customers.

# Payments

In recognition that for some tenants this will be the first time that they will take responsibility for paying their rent, we will help with Money Management advice i.e. *(include detail of your council's policy)*

# Payments

- Help to access to bank accounts
- Basic Financial literacy i.e. how to use an account to set up direct debits etc
- Signposting to detailed specialist advice e.g. debt/money management
- Provide Support for tenants

# Summary

- Committed to the success of the scheme
- Working with Welfare Organisations
- Welcome comments/ Focus groups

# Local Housing Allowance

Any Questions