

Local Housing Allowance

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Brief overview of LHA

- **Benefit amounts and LHA amounts**
- **The LHA grid**
- **Broad Rental Market Areas**
- **Paying LHA**
- **Vulnerable cases**
- **How it's gone so far**
- **The Rent Service**

Benefit amounts & LHA

- **They are not the same**
- **Benefit entitlement is the amount payable after means testing**
- **LHA amount is the maximum level of benefit payable if the income criteria is met**

The LHA grid

Category type	size	LHA for BRMA within NDDC	
		West	Mid
A	Shared accommodation	£63.00	£69.92
B	1 bed self contained	£109.62	£103.85
C	2 beds	£144.23	£126.92
D	3 beds	£167.31	£160.38
E	4 beds	£219.23	£207.69
F	5 beds	£225.00	£346.15

How it works

- **The size criteria is determined by the number of occupiers and not the size of the property.**

LHA

Size is Important

- **Size criteria allows for every occupier**
- **Claimant / Partner**
- **Claimants benefit family**
- **Everyone who would normally reside there**
(Non dependants / boarders / joint tenants / Carers, etc.)
- **Child – split parents (normally parent receiving Child Ben)**

LHA

Size Criteria

1 bedroom is allowed for:

every adult couple

any other adult aged 16 or over

any 2 children of the same sex up to aged 16

any 2 children regardless of sex aged under 10

any other child

BRMA's

- **North Dorset has two Broad Rental Market Areas within it's boundaries.**
- **Mid Dorset**
- **West Dorset**
- **BRMA's do not overlap**
- **Postcode defined**

Paying LHA

- **Payment direct to claimant**
- **Frequency**
- **Method**
 - **BACs**
 - **Cheque**

Vulnerable cases

- **The government's plans for social inclusion mean that this is the only way to get payment direct to landlord.**
- **Dorset wide policy on vulnerability**
- **NDDC will pay the landlord for the first 8 weeks of a claim if a request for direct payment has been made**

The Rent Service and their role in LHA

- **Every month The Rent Service give the Local Authority a list of LHA rates for each BRMA it covers.**
- **These LHA rates are calculated from lettings information collected by rent officers.**
- **The Rent Service are keen to get landlords to contribute to this research.**

The Rent Service and their role in LHA (Continued)

- **How?**
- **By going to TRS website.**
- **www.therentservice.gov.uk**
- **Why should you bother?**
- **Because it is the market that sets the LHA not the LHA that drives the market.**

How it's been so far

- **What has it's impact been?**
- **How many cases?**
- **Any requests for payment to landlord?**
- **Is anyone receiving more than their rent?**
- **Has anyone stopped their claim to get LHA?**

Questions?

