

# Local Housing Allowance

## Information for Landlords



**Bromsgrove**  
District Council  
www.bromsgrove.gov.uk



From April 2008, as part of the Government's Financial Inclusion Policy there will be a change to the way we pay Housing Benefit. This will be known as Local Housing Allowance (LHA). This change will affect people who live in privately rented accommodation (but not Housing Associations or Registered Social Landlords) who make a new claim for Housing Benefit, change address to a private rented tenancy or reclaim benefit after a break in claim. LHA is a flat rate allowance towards rent costs, calculated on the basis of the circumstances of the tenant (such as family size) and the broad area they live in. The scheme has been designed to pay the same amount to tenants with similar circumstances living in the same area. It is intended that tenants will trade between quality and price of their accommodation.

### Local Housing Allowance - Rights and Responsibilities.

For example, if the rent is less than the 'Rent Service determined' LHA for the type of property a customer needs they will be able to keep any extra money up to a maximum of £15. However, if the rent is more than the LHA they will normally have to pay the extra themselves.

### Customers will not be affected by these changes if:

- They rent their property from the council
- Their landlord is a housing association or a Registered Social Landlord
- Their rent has been registered as a 'fair rent'
- Their tenancy started before 1989
- They live somewhere where they are provided with care, support or supervision
- They live in a caravan, mobile home or house boat.

The allowances are set by The Rent Service each month and are published on the council's web site and in Hub offices. These are the maximum amounts that customers will be entitled to depending on income, savings and circumstances. The claim is based on the rate applicable for the month the claim is made and will be reviewed after a year unless there is a change in circumstances.

In most cases Local Housing Allowance is paid directly to the tenant. However if the customer is considered to be vulnerable or has rent arrears then LHA can be paid to the landlord. The customer or customers' representative should make us aware that they would prefer their LHA to be paid to the landlord. The request needs to be supported with written evidence from a third party. Information and evidence will be considered from, for example, Social Services, DWP, CAB. Evidence from a landlord cannot be accepted alone.

You can obtain further details on LHA from the Department for Work and Pensions website.

**This leaflet can be provided in large print, braille, CD, audio tape and computer disc.**

Need help with English? Ethnic Access Link Tel: 01905 25121

'Potrzebujesz pomocy z Angielskim - skontaktuj się z Ethnic Access  
Tel: 01905 25121'

Potrebujete pomôct's angličtinou? Kontaktujte etnickú prístupovú linku  
na telefónoch číse 01905 25121

„Aveți nevoie de ajutor cu engleza? Contactați Ethnic Access la numărul  
de telefon: 01905 25121.”

क्या अंग्रेजी में सहायता चाहिए? ऐथनिक ऐक्सेस लिंक [Ethnic Access Link]  
से फोन: 01905 25121 पर संपर्क करें

[Ethnic Access] آپ انگریزی میں مدد چاہتے ہیں - نسلیاتی رسائی سے  
01905 25121 سے رابطہ کریں ٹیلیفون: