

Local Housing Allowance

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What is LHA?

- ▶ Flat Rate Allowance based on the size of household
- ▶ Normally paid direct to the claimant
- ▶ Vulnerable tenants may have HB paid to the landlord
- ▶ If LHA rate is higher than rent tenant keeps the excess up to £15 per week

Benefits of LHA

- ▶ Transparent
- ▶ Encourages Personal Responsibility
- ▶ Promotes fairness for tenants
- ▶ Provides greater choice
- ▶ Simpler Administration
- ▶ Speedier Process

Key Concerns

- ▶ Many landlords don't like direct payment to tenant
- ▶ Landlords need to be more "hands on"
- ▶ Possible rent arrears

Impact of LHA

- ▶ Increased Caseload
- ▶ More landlords renting to benefit claimants
- ▶ Better standard of accommodation
- ▶ Tenants living in more appropriate accommodation
- ▶ No significant increase in rent arrears
- ▶ Greater landlord involvement
- ▶ Mandate

Summary

- ▶ Overall Positive
- ▶ Facts v Myths
- ▶ Few Complaints
- ▶ Future Changes