



**Glasgow Homelessness Partnership**

# **Shelter: All change for Housing Benefit**

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# Temporary Accommodation and HB

- Current system
  - Based on agreed funding elements to cover rent and management of the accommodation
  - Different systems for Council/RSL owned stock and privately rented accommodation
  - Caps and thresholds apply to private rented accommodation
  - HB Officers “reasonableness” test applies to Council/RSL stock

# Phase 1 Proposals

- To replace the existing arrangements for all HB cases subject to thresholds and caps – i.e. customers living in short-term leased, B&B and licensed accommodation where the LA holds the accommodation from a landlord, and makes it available to the customer.
- Referred to as Private Sector Leasing Schemes
- Looking to set rent level as the LHA – with a % discount applied
- Based on size of property not occupants

# Phase 1 Proposals(2)

- Management costs would be set at a fixed allowance per property per week
- London Allowance and rest of UK allowance
- One subsidy cap- more straight forward to implement
- Model should also apply to:
  - B&B type accommodation - Looking to apply one bed LHA for all accommodation
  - Self contained licensed accommodation
- Implementation date April 2010

# Temporary Accommodation and HB

- Phase 2 Review – changes from April 2012
- To look at HALs – Housing Association Leasing Schemes –
- Need to understand impact of reform for PSI, licensed and B&B accom and gather more info about HALs
- ?? Council run temp accommodation??

# Issues and Questions

- Do you know what your temporary accommodation service costs to run?
- Do they cross subsidise each other?
- Would LHA plus a management fee cover this?
- Reforms may need Councils to review the way they calculate rent/management costs
- How will any shortfalls be met?
- Costs will still be higher than permanent accommodation for tenant – CoSLA looking for an increased disregard for households in education/training/employment