

The LHA – from the landlords' perspective

John Blackwood

Director

Scottish Association of Landlords



What Landlords say...

- Put off by lack of direct payment
- Think the system is open to abuse
- Fear tenants won't pay their rent
- No need to accept tenants in receipt of HB
- Charge higher deposits for LHA claimants
- Won't renew leases of HB claimants



Example of one landlord's experience

Lets out 38 properties

- 8 private lets to working households
- 17 Housing Benefit lets
- 13 LHA lets

Local Authorities:

Glasgow, Renfrewshire & South Lanarkshire



Example of one landlord's experience

- Of the 17 HB lets – NO ARREARS

Charges: £100 Security Deposit

- Of the 13 LHA lets - £1530 RENT ARREARS with 4 not paying any rent at all and others at least 3 months in arrears

Charges: £250 Security Deposit!



Example of one landlord's experience

Concerns:

- Arrears – need to take larger deposits
- Why does LHA differ so much?
[5 (1 bed) properties in one stair, 3 are HB claimants getting £280 p4w and 2 are new LHA claimants getting £420 p4w for the same property.]
- Delays and difference in LHA processing between LAs.



Contact Details

Scottish Association of Landlords

22 Forth Street

Edinburgh EH1 3LH

0131 270 4774

www.scottishlandlords.com

John Blackwood: john@scottishlandlords.com

