

# LHA - 2 Years On

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# LHA

- Local Housing Allowance

Or

- Last Hope Amendment
  - Spiralling cost of rent service rents
  - Fairer scheme
  - Accountability
  - Giving control back to the claimant

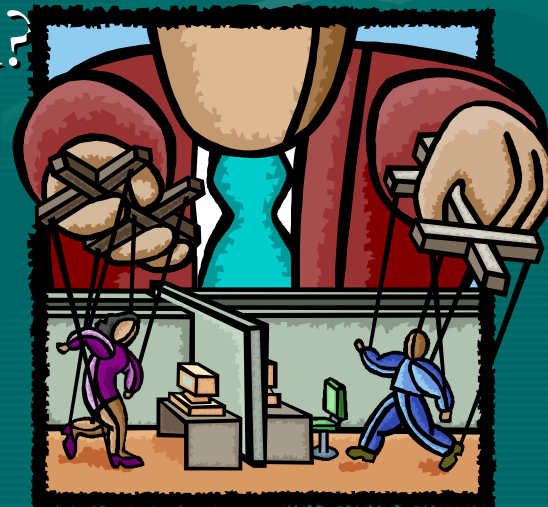


# Fairer Scheme?

- Incentive to negotiate with landlords?
  - Experiences?
  - Landlords keen to move along to LHA where perceived to increase their profit
    - Lower standard housing in return for “top up”
    - Over crowding
  - DWP say too early for any evidence here yet
- Levels known in advance

# Accountability and Control

- Claimant pays their own rent (HB paid to them)
- Evidence of not paying?
- Claimant encouraged to become “involved” with their rental and landlord?
- Overpayment recovery?
  - Were landlords a soft touch?

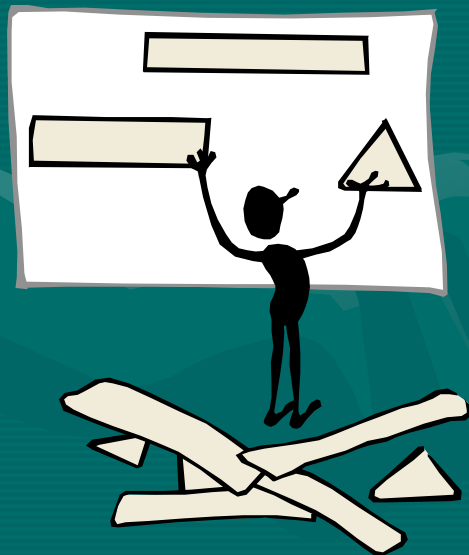


# Teething problems?

- Levels of LHA in some areas
  - Equivalent Levels of pre LHA cases not the same?
  - Landlords setting rents at LHA levels - contrivance?
  - Confirmation that 5 beds will be the largest amount paid

# Problems

- Can a claim be withdrawn and restarted without a change in circumstance?
  - DWP Guidance
  - Supercession and Revision rules



# Problems, Problems

- Split payments
  - Top up to Claimant not Landlord
  - Payments of under 50p?
  - Software able to cope?
  - Effect on overpayment recovery

# Vulnerability

- Do the policies really get applied or do we now default to pay the claimant?
  - Is there evidence that this is wrong?
- Excellence in service delivery demands this is taken seriously
  - What are your procedures?



# Summary

- Are we there yet?
- No
  - Watch for further changes to levels of rents
  - Disparity in rent officer decisions
- Effect of the Budget and national debt!
- More guidance and more changes
- Challenge and Tribunal decisions

# Finally

- Well it would be dull if it didn't change constantly wouldn't it?

