

Housing Benefit equality impact assessment

Increasing the Shared Accommodation Rate age threshold to 35

Revised August 2011

Equality impact assessment for increasing the age threshold for the Housing Benefit shared accommodation rate to 35

Introduction

1. The Department for Work and Pensions has carried out an equality impact assessment on the proposal to increase the age threshold to 35 for the Housing Benefit shared accommodation rate, assessing the proposal in line with the public sector equality duties. The assessment was originally published in May 2011. This is a revised version following the laying of amending regulations¹, which introduce two further exemptions from the increase to the age threshold.
2. This process will help to ensure that:
 - the Department's strategies, policies and services are free from discrimination;
 - the Department complies with current equality legislation;
 - due regard is given to equality in decision making and subsequent processes; and
 - opportunities for promoting equality are identified.
3. Single Housing Benefit claimants living in the private rented sector who are aged under 25 are classed in secondary legislation as "young individuals" for Housing Benefit purposes. When calculating the amount of Housing Benefit payable they are restricted to the shared accommodation rate (previously known as the shared room rate). Under Local Housing Allowance (LHA) rules, this is the rate appropriate to a dwelling where the tenant has exclusive use of only one bedroom and shares at least one of: a kitchen; a bathroom; a toilet; or a room suitable for living in. In cases where entitlement to Housing Benefit is assessed under the pre-Local Housing Allowance rules, it is the rate appropriate to a dwelling where the tenant has exclusive use of a bedroom and shares a toilet, bathroom, kitchen and a room suitable for living in (the single room rent). These rates are also applicable to claimants actually living in this type of accommodation, regardless of age or whether they are part of a couple.
4. There are exemptions from the shared accommodation rate for those in receipt of the severe disability premium², those under 22 who have previously been in social services care and those claimants who require overnight care and have a

¹ Housing Benefit (Amendment) Regulations 2011- SI 2011/1736 laid on 19 July 2011

² That is claimants who receive the middle or highest rate care component of Disability Living Allowance

bedroom for a non-resident carer. The shared accommodation rate does not apply to those living in the social sector or living in certain supported accommodation. Housing Benefit for single claimants who are exempt from these rules is calculated on the basis of the rate for self-contained one bedroom accommodation.

5. Having listened to stakeholders and considered the recommendations of the Social Security Advisory Committee the Government has decided to make two additional exemptions for the extended age group only. The first is for those ex-offenders who could pose a serious risk of harm to the public if they lived in shared accommodation. The second is aimed at former rough sleepers. It exempts those who have spent time in a hostel specialising in the rehabilitation and resettlement of the homeless within the community.

Scope of this assessment

6. The equality impact assessment will demonstrate how the Department has paid due regard when developing new services or processes of protection against discrimination on the grounds of race, disability, gender, age, gender reassignment, marriage and civil partnership, sexual orientation, pregnancy and maternity, and religion or belief (the protected characteristics).

Brief outline of the policy or service

What is the change in policy?

7. From 1 January 2012 the age threshold for the Housing Benefit shared accommodation rate will increase from 25 to 35. Existing exemptions, including those for care leavers, those in receipt of the severe disability premium and those with a non-resident carer will continue to apply.
8. The ex-offenders exemption will apply to a small group who are aged 25 or over and are subject to active multi-agency management under the Multi Agency Public Protection Arrangements (MAPPA³). In Scotland MAPPA legislation is not yet fully in force in relation to violent and certain other offenders and so local authorities are to apply the exemption for this age group where they consider a claimant would present a risk of causing serious harm to the public.
9. The second new exemption will apply to people who have spent three months or more in a hostel, or more than one hostel, specialising in rehabilitating and resettling the homeless within the community. To benefit from this exemption claimants will need, while in the hostel, to have been offered and to have accepted support services to enable them to be rehabilitated or resettled in the community. The three month qualifying condition is designed to target the exemption at people receiving a sustained programme of rehabilitation rather than people who have sporadic, short term stays.

³ MAPPA are the statutory arrangements for managing sexual and violent offenders. It is a mechanism through which agencies discharge their statutory responsibilities and protect the public in a co-ordinated manner.

10. The changes made to Housing Benefit from April 2011 in respect of the Local Housing Allowance (use of the 30th percentile, introduction of caps, a maximum of four bedroom rate) also included transitional protection for existing customers. Those single claimants in the affected age group who are in a transitional protection period (even where that period does not start until after 1st January 2012) will move to the shared accommodation rate immediately when the nine month protection period ends.
11. New claims made on or after 1 January 2012 will be affected from the start of their claim and existing customers not receiving transitional protection will be affected on the anniversary date of their claim. Pre LHA cases will move to the shared accommodation rate (known as the single room rent in these cases) on the review date of their claim.

Reason for change in policy?

Policy Objective

12. This measure is being introduced in order to:
 - ensure greater fairness - ensuring that those receiving Housing Benefit do not have an advantage over those who are not on benefit, but have to make similar choices about what they can afford;
 - ensure that Housing Benefit rules reflect the housing expectations of people of a similar age not on benefits;
 - help contain growing Housing Benefit expenditure;
 - remove a potential work disincentive.

Rationale for Intervention

13. Expenditure on Housing Benefit has increased significantly from £11 billion in 2000/2001 (£15 billion in today's prices) to over £21 billion in 2010/2011.
14. This measure is expected to save around £200m per year in the longer term.
15. While this is primarily a saving measure, it also creates more of a level playing field, in the affected age group between recipients of Housing Benefit and those who are not on benefit. It is also thought likely to decrease work disincentives by ensuring that those on Housing Benefit are not advantaged when compared with those not on benefit. The Government believes that work should be people's first choice and also that it is reasonable that those slightly older working age individuals who have recourse to public funds should have their Housing Benefit limited in this way. Exemptions are available for the most vulnerable.
16. Latest figures show that two thirds of LHA claimants assessed under the shared accommodation rate are couples or are aged 25 or over. This suggests that many claimants in the 25-34 age group are already choosing to live in shared accommodation.

Consultation and involvement

17. This measure was announced in the October 2010 Comprehensive Spending Review and since then, we have been working with the Department of Communities and Local Government, the devolved administrations and stakeholders on both the detailed design of the measure and how it might work in practice.
18. The Work and Pensions Select Committee reported on the reforms to Housing Benefit on 22 December 2010. The Committee considered the shared accommodation rate and accepted the need to make savings but recommended that this change should be a short term measure⁴. The DWP Two Year Review of Local Housing Allowance reported on 10 February 2011⁵ and included data on the shared accommodation rate showing that a sizeable proportion of claimants choose to live in shared accommodation.
19. We have met with groups representing housing associations and those that work with the homeless to listen to their concerns. We hold regular meetings with customer representative groups, and talked to key external stakeholders through the DWP Policy and Strategy Forum. These discussions have raised concerns for a number of groups although little data has been provided on how these groups will be affected other than anecdotal evidence and a general expression of concern for the groups they represent. Paragraph 47 looks at the concerns for these groups and considers any need for mitigation.
20. We ran a formal consultation with local authority representative groups on the amending regulations that were referred to the Social Security Advisory Committee (SSAC). No responses were received by the deadline of 5 May 2011.
21. Proposals for regulations were also considered by the Social Security Advisory Committee (SSAC) on 4 May 2011. The Committee decided to refer the proposals for public consultation, which took place over a four week period and ended on 17 June 2011. The proposals formally referred to the Committee increased the age threshold from 25 years to 35 years but made no further exemptions other than those already in place.
22. SSAC received responses from a wide range of organisations and individuals and several presented information about the market for and availability of shared accommodation. None of the respondents supported the proposed changes and the majority questioned the rationale for them. The Committee presented its report to the Government on 6 July 2011 in which it recommended that the proposal to increase the age threshold should not go ahead in its current form, but if it does, it recommended a number of modifications. Its report is published as

⁴ Changes to Housing Benefit announced in the June 2010 Budget: Government Response to the Committee's Second Report of Session 2010–11 (pages 6 and 7)
<http://www.publications.parliament.uk/pa/cm201011/cmselect/cmworpen/845/845.pdf>

⁵ Two Year Review of the Local Housing Allowance. Feb 2011.
<http://www.dwp.gov.uk/docs/lha-review-feb-2011.pdf>

part of the Act paper⁶ in which the Government formally responds to SSAC's recommendations.

23. Many respondents working with disadvantaged and excluded groups commented that most of the clients with whom they work, including offenders, people with substance abuse problems, mental and other health problems could not and should not be housed in shared accommodation. Respondents cited security and personal safety issues, and the risks of mixing people who are ill-equipped to manage the stresses and conflicts that can arise in shared living space. They mentioned concerns about their clients becoming homeless, which would place pressure on other services.
24. The Government's view is that discretionary housing payments are the right approach to supporting those in more vulnerable situations who do not meet the qualifying conditions for the existing exemptions from the shared accommodation rate. Local decision-making that is based on a well-informed understanding of local conditions and the circumstances of individual claimants can be an effective way of allocating additional support to meet different circumstances.
25. However, following the discussions with stakeholders, and in light of the SSAC report, it has been decided to make the two exemptions to the extension outlined in paragraphs 8 and 9 above for a small group of ex-offenders and for former rough sleepers or those at risk of sleeping rough. The former is to be included as the Government is keen to avoid a situation that potentially risks putting members of the public in danger. The latter addresses concerns raised by a number of commentators about the impact of these changes on rough sleepers. The Government accepts that without this it will be difficult to secure suitable move-on accommodation for this group to help them into a more settled way of life, which could undermine the Government's ambition to end rough sleeping.

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Estimated Savings

26. The increase in the age threshold will result in savings to the Exchequer. It is estimated that the new exemptions will have an annual cost around £15m in total, consisting of £10m for former rough sleepers, and £5m for ex-offenders. The estimated savings below will be updated in the Autumn to reflect both the exemptions and new administrative data.

⁶ The Housing Benefit (Amendment) Regulations 2011 - Un-numbered Act Paper
<http://www.official-documents.gov.uk/menu/other2011.htm>

Table 1: Estimated savings

Year	2011/12	2012/13	2013/14	2014/15
Savings £million, cash terms	10	170	230	215

Source: Budget 2011 estimates

Gender

27. This policy is aimed at single people regardless of gender. The total Housing Benefit caseload has around one million more women than men. However, most younger women claiming Housing Benefit are lone parents, while few single men have full time caring responsibilities for dependent children. As this policy is aimed at younger claimants without children, most of those affected are men.

28. Table 2 below shows the gender breakdown of those affected compared to others on Housing Benefit and to the wider population of private renters. Nearly three quarters of those affected are men, but the fourth column shows that amongst all working age private renters, most single people without (dependent) children are men. It is this group, single with no dependents living with them, that this policy is purposely aimed at.

Table 2: Gender breakdown of those affected

	People affected by policy	All Local Housing Allowance	All Housing Benefit	Single, childless, working age private renters, including those not on HB	All private renters, including those not on HB
Female	28%	46%	51%	36%	31%
Male	72%	33%	29%	64%	36%
Couple	0%	22%	20%	0%	33%
Source	Single Housing Benefit Extract, March 2010 data			Family Resources Survey 2008/09	

Disability

29. The current exemption for claimants entitled to the severe disability premium in Housing Benefit will continue to apply. We expect that around 4,000 people will be exempt on this basis, but some people who meet the wider Equality Act 2010 (EA) definition will be affected. Housing Benefit administrative data does not identify these, but the Family Resources Survey does allow us to look at the prevalence of EA disability amongst private renters.

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30. Others will be excluded from this measure because they live in certain types of supported accommodation which is exempt from the shared accommodation rate.

31. Table 3 below gives estimates of the proportion of private renters who are disabled (under the EA definition). It shows that the prevalence of disability amongst private renters varies very little between 25-34 year olds and under-25s, who are already subject to the shared accommodation rate. Unsurprisingly, given their relative youth, both groups show a lower proportion of disabled people than the overall private renters level.

Table 3: Proportions of private renters with a disability

	Single childless private renters under 25	Single childless private renters aged 25-34	All private renters
Non-disabled	93%	91%	78%
Disabled	7%	9%	22%
Source	Family Resources Survey 2008/09		

32. Administrative data does allow for identification of those whose benefit award includes disability elements. Table 4 below estimates the proportion of single, childless LHA recipients who have disability elements in their Housing Benefit assessment or in an underlying claim for Income Support or Employment Support Allowance. It excludes those who would be exempt from the shared accommodation rate through receipt of the severe disability premium or living with a non-dependant.

Table 4: Receipt of disability premiums in LHA awards

	Under 25	25-34	35-60
Proportion of single, childless LHA claimants with disability premiums	11%	18%	28%
Source	Single Housing Benefit Extract, and Work and Pensions Longitudinal study data, May 2010		

33. Some of these will be helped by the introduction of the room for non-resident carers for those who require overnight care that was introduced from April 2011.

Ethnicity

34. Figures on the ethnicity of those affected are not available, as local authorities are not required to gather this information. Table 5 below gives estimates of the proportion of private renters who are black or in a minority ethnic group, derived from the Family Resources Survey.

Table 5: Ethnicity of private renters

	Single childless private renters under 25	Single childless private renters aged 25-34	All private renters
White	80%	79%	84%
BME	20%	21%	16%
Source	Family Resources Survey 2008/09		

35. The table shows that the 25-34 age group have similar characteristics to the under 25s, who are already subject to the shared accommodation rate.

Age

36. This policy is deliberately aimed at younger adults Table 6 below gives estimates of the numbers of LHA claimants currently assessed at the shared and one-bedroom rates. This shows that two thirds of those currently assessed at the shared rate are couples or are 25 or over, and that over one third of those who could potentially be affected by the policy are already living in shared accommodation.

37. Based on the 2008/09 Family Resources Survey we estimate that around 40% of single, childless, non-student private renters aged 25-34 are in shared accommodation. This shows that sharing is prevalent for those in this age group and not on Housing Benefit.

Table 6: LHA shared and one-bedroom caseloads

LHA caseload, March 2010	Shared Accommodation Rate	One bedroom rate	Shared or one bedroom
Under 25, entitled only to shared rate	53,140	-	53,140
25-34 and would lose, but already assessed at shared rate	35,780	-	35,780
25-34 assessed at one bedroom rate and will lose	-	62,500	62,500
Couples, over 35 or exempt	57,730	253,270	311,000
All	146,650	315,770	462,430

Source : Single Housing Benefit Extract, March 2010

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38. **Table 7** below compares the characteristics of the first three age groups set out above.

	Under 25, entitled only to shared rate	25-34 and would lose, but already assessed at shared rate	25-34 assessed at one bedroom rate and will lose
Number of cases	53,140	35,780	62,500
Receipt of passporting benefits			
With income support	12%	7%	14%
With JSA(income-based)	55%	52%	44%
With ESA(income-related)	6%	5%	8%
Without a passporting benefit	27%	36%	34%
Gender			
Female	39%	25%	28%
Male	59%	73%	71%
Gender not recorded	2%	2%	1%
Employment			
In work	14%	13%	16%
Not in work	86%	87%	84%
Duration of current Housing Benefit claim			
0-3 months	31%	26%	19%
3-6 months	27%	23%	20%
6-9 months	17%	16%	15%
9-12 months	9%	11%	13%
12-18 months	10%	14%	18%
18-24 months	4%	6%	8%
Over two years	2%	4%	6%

Source : Single Housing Benefit Extract, March 2010

39. Table 8 below gives estimates of the accommodation arrangements of single people without dependent children across all tenancy types. This shows that it is relatively common for people in the 25 to 34 age bracket to have shared accommodation arrangements or to live in their parents' house.

Table 8: Accommodation arrangements of single people without dependent children across all tenancy types

	Age group			
	Under 25	25-34	35-state pension age	All working age
Sole owner or renter	10%	43%	84%	46%
Cared for within household	2%	2%	2%	2%
Caring for someone in household	2%	2%	2%	2%
Student in shared household	19%	3%	-	8%
Shared households	8%	13%	2%	6%
Living with Parents	56%	32%	6%	31%
Boarder or Lodger	1%	2%	-	1%
Other multiple benefit unit arrangements	3%	4%	3%	3%
All	100%	100%	100%	100%
Total individuals, grossed (rounded to 100,000)	4,100,000	2,000,000	4,100,000	10,300,000
Total sample records, column	2,543	1,473	3,583	7,599

Source: Family Resources Survey, 2008/09

40. This analysis is based on the Family Resources Survey definition of a ‘household’ as being people living under one roof who share meals. Note that some of those labelled as ‘sole owner or renter’ may be living in accommodation which meets the shared accommodation criteria of Local Housing Allowance; e.g. living in a bedsit which shares some facilities, but as a separate household from others in the same building.

41. Conversely, the ‘shared households’ category in this table uses the FRS definition of shared accommodation, which covers multiple adults living as a single household, on an equal basis; e.g. sharing the tenancy on a flat. In some cases this may entail individuals having greater exclusive use of facilities than is covered under the Local Housing Allowance definition of shared accommodation.

Gender reassignment

42. The Department does not hold information on transgender people and it is not likely that this will be available in the future. However the Government does not envisage a particular impact on these grounds.

Marriage and civil partnership

43. This policy is deliberately aimed at those that are single (living alone) and so the Government does not see that there will be a particular impact on these grounds.

Sexual orientation

44. The Department does not hold information on sexual orientation of claimants and it is not likely that this will be available in the future. However the Government does not envisage a particular impact on these grounds.

Religion or belief

45. The Department does not hold information on the religion or beliefs of claimants and it is not likely that this will be available in the future. We do not see, however, that any of these groups would be affected by this measure.

Pregnancy and maternity

46. This will not affect anybody who already has children and where they are included in their Housing Benefit assessment. A small number of single women aged 25 to 34 will now be entitled to only the shared rate during their first pregnancy, putting them in the same position as women living alone aged under 25.

Mitigation

47. Various groups of tenants are exempt from the shared accommodation rate and these will continue to apply. These are:

- **Local Authority and Registered Housing Association tenants.** Social sector tenants normally have their rent met in full (less deductions for non-dependants and earnings) as rents are generally below market rates.
- **Tenants in certain supported accommodation.** This covers tenants who are in accommodation where the landlord is a county council, a housing association, voluntary organisation or registered charity and provides care, support or supervision. These cases are assessed under pre 1996 rules which recognise that their housing costs may be more expensive.
- **Claimants entitled to the severe disability premium.**
- **Claimants who have a non-dependant residing with them.**
- **Claimants under the age of 22 who were formerly in social services care.** This allows care leavers some leeway to become settled and establish links whereby they could share accommodation with others.
- **Claimants entitled to an additional bedroom to accommodate a non-resident carer** because they require overnight care.

48. The two new exemptions will provide further mitigation for certain groups. The ex-offenders exemption is considered appropriate in order to safeguard the public without relying on Discretionary Housing Payments.

49. The exemption for people moving on from homeless hostels addresses the concerns raised by a number of commentators about the impact of these changes on rough sleepers, and in particular the filling up and blocking of hostel accommodation. Some of these individuals will have drink or drug dependencies, behavioural or mental health issues or a combination of these. The Government

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accepts that without this exemption it will be difficult to secure suitable move-on accommodation for this group to help them in to a more settled way of life, which could undermine the Government’s efforts to tackle rough sleeping and homelessness.

50. We expect that some tenants may be able to re-negotiate their rent with their landlords particularly where the reduction is small. Landlords might prefer to accept a reduced rent from a good tenant than run the risk of letting to someone new. In other cases, the difference in rents between the one bedroom self-contained rate and the shared accommodation rate could be significant and we acknowledge that many will move as a result of these changes. Alternatively claimants may meet the shortfall through other income such as employment or savings or a combination of these.

51. Further, there is already a general Housing Benefit easement which entitles new claimants to have their rent met in full for 13 weeks if they have not claimed Housing Benefit in the last year and could afford their rent at the time they entered into their tenancy. This means that claimants who experience only a short spell of unemployment should not be forced to move and it gives others time to consider their housing options. People who have been recently bereaved are entitled to similar protection for 12 months (e.g. following the loss of a partner or the loss of a child).

52. Individuals considering their accommodation options because of this measure may consider their options and these are shown in table 9 below.

Table 9: Accommodation choices

Type of accommodation	HB entitlement
Remain in their current home	Shared accommodation rate applies and claimant will need to meet the shortfall through other income or savings
Return to family home	None
Move into shared accommodation	Shared accommodation rate applies
Become a boarder or lodger (where meals are provided)	Shared accommodation rate applies (formerly known as the single room rent)
Become a boarder or lodger (no meals provided)	Shared accommodation rate applies
Move to cheaper self contained accommodation	Shared accommodation rate applies and claimant will need to meet the shortfall

53. At discussions with stakeholders they have raised concerns about people in vulnerable situations and suggested a number of others should be made exempt from this measure. Particular concerns have been highlighted for:

- those who have been rough sleeping;

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- those with mental disabilities or illnesses who do not meet the severe disability premium requirements;
- parents who share the care of their children but do not have main custody;
- ex-offenders;
- foster carers.

54. A number of these might be difficult for claimants to demonstrate that they meet any qualifying conditions. And in some cases providing a specific exemption would also add an element of double provision, such as those with shared commitments for children or foster carers in receipt of a fostering allowance. Many individuals within these groups could reasonably share with others and therefore a blanket exemption is not necessary.

55. Government has considered these representations carefully and made the two exemptions for those who have slept rough or who are at risk of doing so and for certain ex-offenders. We do not consider it appropriate to make any further exemptions than are already in place but consider that Discretionary Housing Payments can best address the individual nature of such cases (see below).

Discretionary Housing Payments

56. Local authorities can make Discretionary Housing Payments from a cash limited fund to tenants who face a shortfall in their rent. The central government funding allocation for this fund has been £20 million per annum since 2002. The Government has recognised that some customers may need targeted support as a result of recent changes and announced an increase in the allocation of £10 million in 2011/12 and £40 million a year from 2012/13 onwards increasing the government contribution to £60 million overall during the Spending Review period. This additional funding will give local authorities flexibility to provide support where it is most needed. For example, to act as a safety net for customers who need to find alternative accommodation or longer term support for customers who are less able to move.

Monitoring and evaluation

57. DWP is committed to monitoring the impacts of its policies and we will use evidence from a number of sources on the experiences and outcomes of the protected groups.

- We will use administrative datasets, including the Single Housing Benefit Extract, to monitor trends in the benefit caseload for the protected groups, looking at the level of Housing Benefit and the impact of the move to the shared accommodation rate. The administrative data will provide robust material for age and gender although not for the other protected groups.

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- Where possible we will use survey data to examine the impact on protected groups and to assess the resulting changes in accommodation choices
- We will use qualitative research and feedback from stakeholder groups to assess whether there are unintended consequences for the protected groups, and whether the policy is resulting in adverse consequences for particular groups.
- We will draw on broader research where appropriate, including the independent external evaluation of our Housing Benefit reforms that is currently being commissioned.

58. The material in this Equality Impact Assessment covers the equality groups of age, disability, gender and ethnicity. For the age and gender strands we have good quality information from both the administrative and survey data, while for ethnicity and disability we have reasonable information from the survey data.

59. This Equality Impact Assessment also covers sexual orientation, transgender, religion or belief and pregnancy/maternity; with the exception of maternity, these groups will not be captured in the Departmental administrative information. We have requested for information on religion or belief and sexual orientation to be included in the main survey used for low income and poverty analysis from April 2011. Also, as part of our actions in the context of the data requirements under the Equality Act 2010, we are looking across DWP activities to identify and address further gaps in data provision wherever reasonable.

Next steps

60. This Equality Impact Assessment is being published following the introduction of amending Regulations to implement this change.

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Annex 1 - Methodology and Background

1. This document presents an estimate of the impacts of the Housing Benefit (HB) measure to increase the age threshold for the shared accommodation rate (SAR) from 25 to 35 years old. These estimates have not been updated to reflect the exemptions for former rough sleepers and ex-offenders, as the underlying administrative data does not allow for identification of the claimants who would be entitled to the exemptions. It is estimated that at any point in time around 6,000 claims will benefit from the exemptions in total (around 4,000 former rough sleepers and 2,000 ex-offenders).
2. This measure comes into effect from January 2012, and applies to tenants receiving HB in the private rented sector.
3. The shared accommodation rate for Local Housing Allowance (LHA) cases and the single-room rent for pre-LHA cases apply to:
 - single people aged under 25 years old;
 - Couples without children or single claimants 25 or over who live in shared accommodation.
4. Certain exemptions exist for those who are severely disabled. Under the SAR arrangements, Housing Benefit is restricted to the level published for each area. Rent officers gather information on achieved rents for shared properties in the area. The SAR was originally based on the median of those rents where the tenant has exclusive use of a bedroom and shares at least a kitchen, bathroom, toilet or room suitable for living in.
5. From April 2011 the LHA rates, including the SAR, are based on the 30th percentile of rents rather than the median, and capped at various levels. These changes introduced with a period of up to 9 months transitional protection for existing LHA recipients. It should be noted that, currently, the announced LHA caps do not have an impact on the SAR as all SAR LHA rates are below £250 per week.⁷

Analytical approach

6. The analytical approach used in this document is the same as that used in the document **“Impacts of Housing Benefit proposals: Changes to the Local**

⁷ Internet links pointing to the current LHA rates are provided at the end of this document.

Housing Allowance to be introduced in 2011-12⁸ which was published on 23 July 2010.

7. However, as these reforms will have taken effect before the SAR change is brought in, the analysis considers the impacts over and above these changes. This means, for example, that we are considering the impact of the change for someone receiving the 1-bedroom LHA rate at the 30th percentile versus receiving the SAR LHA rate also calculated at the 30th percentile.
8. The analysis presented in this document has been carried out as follows:
 - We considered customers who were in receipt of Housing Benefit assessed under the Local Housing Allowance scheme in March 2010.
 - We first calculated their maximum HB entitlement on the basis of the HB rules that have an impact on the SAR and would take effect before the SAR changes. This means that the impacts are measured on top of the following:
 - Setting LHA rates as the 30th percentile of local rents;
 - Removal of the excess of up to £15 for those whose rent is below their LHA rate.
 - We then calculated the maximum HB entitlement after the shared accommodation rate change takes effect.
9. No other changes are assumed. In particular, rents and the makeup of the caseload (in terms of their family characteristics) are assumed to remain the same as now. Furthermore, no behavioural changes have been modelled, for example customers moving to a cheaper property or landlords reducing their rents.
10. As a result of the above assumptions, when we report 'losers' or 'customers losing out', these would either be actual losers who would see their benefit decrease, or notional losers, e.g. new claimants, who would not see any benefit change as such, but would receive less HB than if they had claimed under the previous arrangements.

Data sources

11. The March 2010 Single Housing Benefit Extract was used for this analysis, providing information on bedroom entitlement, geographical area and rent levels of Housing Benefit recipients. This information is combined with LHA rates for June 2010 and the benefit entitlement is recalculated. From this we can get an estimate of the proportion of customers that would lose out and the level of the loss.
12. In the tables presented:

⁸ This document is available at the following address: <http://www.dwp.gov.uk/docs/impacts-of-hb-proposals.pdf>

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- Housing Benefit caseloads relate to March 2010. They comprise cases which have the full information necessary for the calculation of impacts, and hence are lower than the figures published as National Statistics;
 - Average losses per week reflect March 2010 losses. (i.e. they show what would have happened had we introduced the change immediately for all claimants in March 2010 but with the measures of paragraph 7 in place);
 - Losers and percentage of claimants losing out reflect the full impact of this measure in the steady state, i.e. for the full caseload affected;
 - “Average maximum HB” is the minimum of the weekly rent and the corresponding LHA rate; it may be higher than the actual HB as it does not account for excess income.
13. Due to these limitations, the analysis of the impacts presented in this document should be treated as indicative.

Annex 2 - Analysis

14. Table 1 displays a high-level breakdown of the estimated impact of the measure to extend the shared accommodation rate to those under 35 years old.
15. It contains estimates of:
 - the number of households that would lose out under this measure;
 - the average loss (or notional loss) in pounds per week for each household that would lose out.
16. For comparison we also present:
 - the total LHA caseload;
 - the total 1-bedroom LHA caseload, as all those losing out would currently be entitled to the 1-bedroom rate.
 - the average maximum HB, calculated based on the arrangements before this reform takes place, but on top of the other Emergency Budget (EB) measures (which are due to come into force before 2012);
 - the proportion of losers as compared to the total LHA caseload and, separately, the 1-bedroom LHA caseload.
17. Nationally, around 7% of the LHA caseload, or 20% of the 1-bedroom LHA caseload, would receive, on average, £41 per week less benefit than under the current rules.
18. Using estimates of the March 2010 LHA caseload, this represents 63,000 people losing out. Of these, the majority would be single males; and/or not in employment; and/or on income-based Jobseeker's Allowance.
19. In March 2010 there were also around 7,000 cases aged 25 to 34 still receiving Housing Benefit assessed under the pre-LHA Local Reference Rent rules, who would be likely to have their benefit reduced to the level of the Single Room Rent. It is likely that by the time this change is introduced in 2012 the number of claimants still assessed under the pre-LHA scheme will be significantly lower than this.

Table 1: Impact of extending the SAR from 25 to 35 years

	Compared to the total LHA caseload			Compared to the current one-bedroom LHA caseload			Number of losers or notional losers	
	Analysis based on an LHA caseload of:	Average maximum HB (total LHA), £ per week	Estimate of percent of losers in row (% of total LHA)	One-bedroom LHA caseload:	Average maximum HB (1-bed LHA), £ per week	Estimate of percent of losers in row (% of 1-bed LHA)	Estimate of number of losers	Average loss per loser, £/week
National (GB)	939,220	£113	7	315,770	£100	20	62,500	£41
Shared room	146,650	£63	0	0	£0	0	0	£0
1-bedroom	315,770	£100	20	315,770	£100	20	62,500	£41
2-bedroom	328,250	£127	0	0	£0	0	0	£0
3-bedroom	112,550	£149	0	0	£0	0	0	£0
4-bedroom	36,000	£185	0	0	£0	0	0	£0
Couple	205,840	£131	0	51,270	£99	0	0	£0
Female	429,300	£120	4	89,090	£101	19	17,220	£44
Male	297,190	£90	15	173,180	£100	26	44,480	£40
Gender not recorded	6,880	£99	11	2,240	£103	35	780	£43
In employment	242,080	£130	4	47,890	£110	21	10,030	£49
Not in employment	697,140	£107	8	267,880	£98	20	52,470	£40
on PCGC	51,840	£99	0	39,220	£98	0	0	£0
on IS	266,080	£121	3	56,380	£99	16	8,850	£41
on JSA(IB)	206,420	£95	13	86,850	£100	32	27,450	£40
on ESA(IR)	42,470	£102	11	20,430	£100	23	4,710	£41
others	372,400	£120	6	112,890	£102	19	21,490	£43
East Midlands	59,100	£89	6	19,360	£78	18	3,470	£24
East of England	71,010	£113	5	22,940	£100	17	3,900	£39
London	159,370	£179	7	46,530	£167	25	11,780	£87
North East	45,160	£86	9	16,610	£80	24	3,950	£31
North West	131,180	£92	8	47,990	£83	21	9,890	£28
Scotland	51,060	£96	8	20,270	£84	19	3,920	£22
South East	123,000	£125	5	38,930	£111	16	6,180	£45
South West	83,180	£106	6	30,130	£97	16	4,860	£36
Wales	48,710	£85	6	17,420	£74	18	3,080	£24
West Midlands	80,140	£95	7	25,080	£87	21	5,240	£32
Yorkshire and the Humber	87,310	£83	7	30,510	£76	20	6,230	£21
Not losing	876,710	£113		253,270	£99		0	£0
Losses of £0-£5					£64		760	£3
Losses of £5-£10					£68		1,220	£8
Losses of £10-£15					£74		2,970	£13
Losses of £15-£20					£74		7,230	£18
Losses of £20-£30					£84		13,770	£25
Losses of £30-£40					£90		13,420	£34
Losses over £40					£141		23,130	£69

- Source: Estimates based on the March 2010 Single Housing Benefit Extract.
- PCGC: Pension Credit Guarantee Credit; IS: income support; ESA(IR): income-related Employment and Support Allowance; JSA(IB): income-based Jobseeker's Allowance. 'Others' includes contributory Jobseeker's Allowance cases.
- Average maximum HB award relates to the amounts that would be calculated under the LHA rules, after the Emergency Budget announced measures have been implemented, but before the SAR changes have been considered.

20. Table 2 presents the distribution of losses, for each Government Office Region, as a percentage of the total LHA caseload in each region. Table 3 presents the same information but as a proportion of the 1-bedroom caseload instead.

Table 2: Distribution of losses by Government Office Region (as a percentage of total caseload)

Percentage (%) of LHA recipients	Not losing	Losses of £0-£5	Losses of £5-£10	Losses of £10-£15	Losses of £15-£20	Losses of £20-£30	Losses of £30-£40	Losses of over £40
East Midlands	94	0	0	0	2	2	1	0
East of England	95	0	0	0	0	1	2	2
London	93	0	0	0	0	0	0	7
North East	91	0	0	0	2	1	2	3
North West	92	0	0	0	1	2	3	0
Scotland	92	0	0	1	1	3	0	1
South East	95	0	0	0	0	1	1	3
South West	94	0	0	0	0	2	1	2
Wales	94	0	0	1	2	1	1	1
West Midlands	93	0	0	0	0	1	3	2
Yorkshire and the Humber	93	0	0	1	2	3	0	0

- Source: Estimates based on the March 2010 Single Housing Benefit Extract.

Table 3: Distribution of losses by Government Office Region (as a percentage of those entitled to the 1-bedroom rate)

Percentage (%) of LHA recipients currently entitled to the 1-bed rate	Not losing	Losses of £0-£5	Losses of £5-£10	Losses of £10-£15	Losses of £15-£20	Losses of £20-£30	Losses of £30-£40	Losses of over £40
East Midlands	82	0	0	1	5	6	4	1
East of England	83	0	0	0	1	2	6	7
London	75	0	0	0	0	0	0	24
North East	76	0	0	0	5	2	6	9
North West	79	0	0	1	3	6	9	1
Scotland	81	1	1	4	3	9	1	2
South East	84	0	0	0	0	2	3	10
South West	84	0	0	0	0	5	4	7
Wales	82	0	1	3	5	4	2	3
West Midlands	79	0	0	1	1	3	11	5
Yorkshire and the Humber	80	0	1	2	7	9	1	1

- Source: Estimates based on the March 2010 Single Housing Benefit Extract.

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21. Table 4 presents an estimate of the number of households that would lose out under this measure, as well as their proportion compared to the total number of households assessed under the LHA in the one-bedroom category. The average loss in pounds per week for each household that would lose out in the one bedroom category is also presented.
22. For example, in County Durham, an estimated 790 households would lose out, which represents 23 percent of those households with an LHA entitlement to the 1-bedroom rate. The average loss is £22 per week.

Table 4: Estimated number of LHA recipients losing or notionally losing, and average loss, £ per week

Table 4: Estimated number of those losing or notionally losing, by Local Authority	Losers or notional losers (and % of total 1-bedroom caseload)	Average loss per loser, £ per week	Table 4: Estimated number of those losing or notionally losing, by Local Authority	Losers or notional losers (and % of total 1-bedroom caseload)	Average loss per loser, £ per week
County Durham UA	790 (23%)	-22	Craven	40 (16%)	-20
Darlington UA	200 (22%)	-24	Hambleton	20 (9%)	-25
Hartlepool UA	260 (27%)	-39	Harrogate	110 (15%)	-37
Middlesbrough UA	380 (29%)	-40	Scarborough	210 (16%)	-25
Northumberland UA	290 (17%)	-16	Selby	50 (15%)	-31
Redcar and Cleveland UA	230 (26%)	-39	Barnsley	320 (23%)	-13
Stockton-on-Tees UA	310 (25%)	-39	Doncaster	400 (22%)	-21
Gateshead	230 (25%)	-29	Rotherham	210 (20%)	-19
Newcastle upon Tyne	260 (23%)	-30	Sheffield	370 (23%)	-23
North Tyneside	260 (20%)	-29	Bradford	740 (22%)	-21
South Tyneside	200 (23%)	-30	Calderdale	350 (25%)	-18
Sunderland	540 (27%)	-41	Kirklees	580 (23%)	-18
Blackburn with Darwen UA	240 (22%)	-32	Leeds	1,270 (21%)	-22
Blackpool UA	720 (12%)	-23	Wakefield	320 (20%)	-32
Cheshire East UA	220 (18%)	-26	Derby UA	310 (23%)	-26
Cheshire West and Chester	210 (17%)	-32	Leicester UA	420 (23%)	-28
Halton UA	180 (28%)	-34	Nottingham UA	480 (26%)	-16
Warrington UA	180 (23%)	-33	Rutland UA	10 (11%)	-31
Allerdale	50 (20%)	-18	Amber Valley	100 (16%)	-25
Barrow-in-Furness	100 (18%)	-17	Bolsover	70 (15%)	-25
Carlisle	80 (22%)	-23	Chesterfield	130 (18%)	-30
Copeland	40 (20%)	-18	Derbyshire Dales	30 (13%)	-20
South Lakeland	40 (12%)	-23	Erewash	140 (23%)	-16
Bolton	390 (23%)	-33	High Peak	110 (18%)	-27
Bury	220 (23%)	-33	North East Derbyshire	40 (15%)	-27
Manchester	1,000 (29%)	-28	South Derbyshire	60 (17%)	-26
Oldham	270 (22%)	-27	Blaby	30 (16%)	-29
Rochdale	290 (21%)	-29	Charnwood	60 (16%)	-28
Salford	380 (26%)	-30	Harborough	20 (10%)	-29
Stockport	220 (21%)	-34	Hinckley and Bosworth	50 (16%)	-28
Tameside	230 (20%)	-31	Melton	10 (8%)	-29
Trafford	160 (22%)	-31	North West Leicestershire	40 (15%)	-28
Wigan	340 (21%)	-21	Oadby and Wigston	20 (15%)	-28
Burnley	230 (19%)	-18	Boston	30 (14%)	-31
Chorley	60 (17%)	-41	East Lindsey	120 (9%)	-12
Fylde	80 (12%)	-23	North Kesteven	30 (8%)	-26
Hyndburn	190 (20%)	-32	South Holland	30 (10%)	-29
Lancaster	180 (13%)	-34	South Kesteven	80 (15%)	-22
Pendle	220 (23%)	-18	West Lindsey	80 (13%)	-25
Preston	150 (23%)	-39	Corby	50 (17%)	-22
Ribble Valley	20 (9%)	-25	Daventry	30 (12%)	-28
Rossendale	110 (21%)	-26	East Northamptonshire	30 (12%)	-21
South Ribble	40 (16%)	-38	Kettering	60 (15%)	-21
West Lancashire	50 (15%)	-23	Northampton	190 (21%)	-44
Wyre	90 (10%)	-24	South Northamptonshire	20 (12%)	-42
Knowsley	220 (27%)	-31	Wellingborough	30 (11%)	-24
Liverpool	1,450 (28%)	-34	Ashfield	90 (20%)	-19
Sefton	420 (20%)	-24	Bassetlaw	80 (16%)	-20
St. Helens	210 (15%)	-17	Broxtowe	90 (22%)	-16
Wirral	620 (22%)	-28	Gedling	100 (20%)	-15
East Riding of Yorkshire UA	200 (11%)	-18	Mansfield	110 (21%)	-20
Kingston upon Hull, City of	570 (22%)	-16	Newark and Sherwood	50 (14%)	-19
North East Lincolnshire UA	280 (20%)	-16	Rushcliffe	60 (20%)	-17
North Lincolnshire UA	110 (16%)	-14	Herefordshire, County of UA	80 (12%)	-26
York UA	100 (18%)	-34	Shropshire UA	120 (11%)	-20

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Table 4: Estimated number of those losing or notionally losing, by Local Authority	Losers or notional losers (and % of total 1-bedroom caseload)	Average loss per loser, £ per week	Table 4: Estimated number of those losing or notionally losing, by Local Authority	Losers or notional losers (and % of total 1-bedroom caseload)	Average loss per loser, £ per week
Stoke-on-Trent UA	430 (25%)	-29	Forest Heath	50 (18%)	-36
Telford and Wrekin UA	110 (16%)	-22	Ipswich	180 (22%)	-33
Cannock Chase	90 (20%)	-28	Mid Suffolk	20 (10%)	-32
East Staffordshire	100 (19%)	-26	St Edmundsbury	20 (11%)	-32
Lichfield	30 (13%)	-29	Suffolk Coastal	60 (12%)	-32
Newcastle-under-Lyme	50 (16%)	-29	Waveney	120 (13%)	-19
South Staffordshire	30 (16%)	-30	Camden	380 (30%)	-116
Stafford	40 (15%)	-34	City of London	-	-
Staffordshire Moorlands	60 (19%)	-29	Hackney	610 (29%)	-93
Tamworth	30 (17%)	-31	Hammersmith and Fulham	250 (27%)	-94
North Warwickshire	40 (17%)	-31	Haringey	820 (28%)	-84
Nuneaton and Bedworth	110 (17%)	-26	Islington	410 (34%)	-109
Rugby	70 (19%)	-24	Kensington and Chelsea	310 (26%)	-104
Stratford-on-Avon	50 (14%)	-41	Lambeth	480 (27%)	-73
Warwick	90 (18%)	-44	Lewisham	650 (24%)	-76
Birmingham	1,410 (26%)	-38	Newham	370 (23%)	-86
Coventry	490 (16%)	-29	Southwark	270 (29%)	-82
Dudley	290 (24%)	-28	Tower Hamlets	320 (33%)	-109
Sandwell	370 (26%)	-32	Wandsworth	330 (17%)	-90
Solihull	100 (19%)	-41	Westminster	680 (28%)	-108
Walsall	310 (24%)	-29	Barking and Dagenham	210 (26%)	-74
Wolverhampton	380 (25%)	-29	Barnet	570 (25%)	-60
Bromsgrove	20 (12%)	-32	Bexley	150 (22%)	-66
Malvern Hills	40 (16%)	-32	Brent	710 (26%)	-111
Redditch	60 (24%)	-30	Bromley	190 (19%)	-72
Worcester	110 (24%)	-33	Croydon	680 (24%)	-70
Wychavon	30 (11%)	-31	Ealing	420 (24%)	-95
Wyre Forest	110 (19%)	-29	Enfield	690 (29%)	-91
Bedford UA	140 (20%)	-26	Greenwich	220 (25%)	-71
Central Bedfordshire UA	100 (15%)	-44	Harrow	200 (20%)	-79
Luton UA	340 (25%)	-52	Havering	160 (22%)	-74
Peterborough UA	170 (20%)	-33	Hillingdon	260 (26%)	-77
Southend-on-Sea UA	340 (18%)	-37	Hounslow	190 (20%)	-85
Thurrock UA	150 (23%)	-46	Kingston Upon Thames	90 (18%)	-79
Cambridge	40 (20%)	-56	Merton	170 (22%)	-63
East Cambridgeshire	30 (14%)	-44	Redbridge	300 (24%)	-78
Fenland	80 (16%)	-28	Richmond Upon Thames	90 (15%)	-85
Huntingdonshire	50 (15%)	-36	Sutton	130 (18%)	-67
South Cambridgeshire	30 (16%)	-46	Waltham Forest	460 (27%)	-80
Basildon	110 (20%)	-45	Bracknell Forest UA	40 (16%)	-42
Braintree	70 (15%)	-37	Brighton and Hove UA	840 (15%)	-51
Brentwood	30 (23%)	-45	Isle of Wight UA	220 (16%)	-35
Castle Point	30 (10%)	-36	Medway UA	270 (17%)	-35
Chelmsford	80 (20%)	-37	Milton Keynes UA	290 (25%)	-45
Colchester	150 (20%)	-37	Portsmouth UA	270 (18%)	-42
Epping Forest	70 (21%)	-65	Reading UA	220 (25%)	-60
Harlow	70 (20%)	-46	Slough UA	160 (22%)	-56
Maldon	40 (15%)	-34	Southampton UA	310 (22%)	-45
Rochford	20 (11%)	-36	West Berkshire UA	50 (16%)	-51
Tendring	240 (14%)	-37	Windsor and Maidenhead UA	50 (21%)	-56
Uttlesford	30 (15%)	-46	Wokingham UA	20 (11%)	-63
Broxbourne	70 (21%)	-64	Aylesbury Vale	70 (15%)	-40
Dacorum	80 (19%)	-60	Chiltern	20 (15%)	-46
East Hertfordshire	40 (14%)	-54	South Bucks	10 (16%)	-54
North Hertfordshire	60 (16%)	-41	Wycombe	70 (18%)	-49
St Albans	40 (15%)	-59	Eastbourne	150 (14%)	-36
Stevenage	40 (18%)	-43	Hastings	310 (19%)	-24
Three Rivers	30 (20%)	-58	Lewes	60 (11%)	-48
Watford	80 (22%)	-63	Rother	50 (8%)	-25
Welwyn Hatfield	20 (16%)	-59	Wealden	50 (11%)	-41
Breckland	50 (9%)	-29	Basingstoke and Deane	50 (17%)	-50
Broadland	30 (10%)	-30	East Hampshire	30 (13%)	-46
Great Yarmouth	150 (16%)	-18	Eastleigh	60 (19%)	-46
King's Lynn and West Norfolk	70 (11%)	-27	Fareham	20 (9%)	-43
Norwich	200 (22%)	-32	Gosport	80 (19%)	-40
South Norfolk	40 (6%)	-31	Hart	20 (17%)	-51
Babergh	40 (12%)	-34	Havant	60 (14%)	-43

Equality impact assessment for increasing the age threshold for the Housing Benefit shared accommodation rate to 35

Table 4: Estimated number of those losing or notionally losing, by Local Authority	Losers or notional losers (and % of total 1-bedroom caseload)	Average loss per loser, £ per week	Table 4: Estimated number of those losing or notionally losing, by Local Authority	Losers or notional losers (and % of total 1-bedroom caseload)	Average loss per loser, £ per week
New Forest	30 (6%)	-46	Tewkesbury	40 (17%)	-36
Rushmoor	50 (17%)	-50	Mendip	80 (14%)	-42
Test Valley	20 (7%)	-51	South Somerset	60 (10%)	-27
Winchester	20 (12%)	-52	Taunton Deane	90 (17%)	-25
Ashford	40 (11%)	-47	West Somerset	30 (11%)	-28
Canterbury	10 (5%)	-45	Isle of Anglesey / Ynys Môn	40 (12%)	-14
Dartford	70 (21%)	-46	Gwynedd / Gwynedd	70 (13%)	-10
Dover	120 (15%)	-30	Conwy / Conwy	150 (9%)	-14
Gravesham	110 (21%)	-44	Denbighshire / Sir Ddinbych	150 (15%)	-14
Maidstone	90 (16%)	-41	Flintshire / Sir y Fflint	90 (18%)	-19
Sevenoaks	20 (10%)	-51	Wrexham / Wreccsam	70 (17%)	-14
Shepway	150 (15%)	-30	Powys / Powys	70 (10%)	-10
Swale	110 (14%)	-35	Ceredigion / Ceredigion	40 (10%)	-15
Thanet	330 (15%)	-25	Pembrokeshire / Sir Benfro	110 (9%)	-22
Tonbridge and Malling	30 (11%)	-49	Carmarthenshire / Sir	180 (18%)	-19
Tunbridge Wells	70 (18%)	-48	Swansea / Abertawe	240 (20%)	-31
Cherwell	70 (16%)	-48	Neath Port Talbot / Castell-	190 (20%)	-20
Oxford	110 (26%)	-69	Bridgend / Pen-y-bont ar	180 (22%)	-27
South Oxfordshire	30 (16%)	-62	The Vale of Glamorgan / Bro	160 (20%)	-38
Vale of White Horse	20 (11%)	-57	Cardiff / Caerdydd	480 (26%)	-40
West Oxfordshire	30 (12%)	-63	Rhondda, Cynon, Taff /	310 (23%)	-17
Elmbridge	50 (17%)	-73	Merthyr Tydfil / Merthyr Tudful	90 (27%)	-19
Epsom and Ewell	30 (17%)	-72	Caerphilly / Caerffili	150 (20%)	-16
Guildford	40 (11%)	-74	Blaenau Gwent / Blaenau	110 (23%)	-19
Mole Valley	30 (16%)	-56	Torfaen / Tor-faen	10 (13%)	-20
Reigate and Banstead	30 (10%)	-54	Monmouthshire / Sir Fynwy	40 (13%)	-26
Runnymede	30 (15%)	-69	Newport / Casnewydd	180 (25%)	-25
Spelthorne	40 (15%)	-71	Aberdeen City	60 (23%)	-34
Surrey Heath	20 (13%)	-51	Aberdeenshire	30 (10%)	-32
Tandridge	20 (10%)	-59	Angus	70 (16%)	-17
Waverley	50 (17%)	-55	Argyll and Bute	60 (6%)	-11
Woking	40 (18%)	-70	Clackmannanshire	40 (19%)	-20
Adur	30 (12%)	-51	Dumfries and Galloway	70 (12%)	-14
Arun	130 (12%)	-43	Dundee City	240 (25%)	-18
Chichester	40 (10%)	-47	East Dunbartonshire	40 (18%)	-28
Crawley	60 (17%)	-55	East Lothian	50 (16%)	-34
Horsham	40 (12%)	-51	East Renfrewshire	30 (24%)	-19
Mid Sussex	50 (13%)	-51	Edinburgh, City of	590 (17%)	-37
Worthing	130 (14%)	-43	Eilean Siar	10 (11%)	-22
Bath and North East	100 (16%)	-47	Fife	330 (22%)	-25
Bournemouth UA	460 (18%)	-42	Glasgow City	800 (27%)	-22
Bristol, City of UA	770 (26%)	-45	Highland	50 (8%)	-22
Cornwall UA	550 (14%)	-36	Inverclyde	130 (25%)	-21
North Somerset UA	280 (17%)	-35	Midlothian	30 (17%)	-39
Plymouth UA	380 (19%)	-24	North Ayrshire	190 (20%)	-13
Poole UA	100 (13%)	-44	North Lanarkshire	250 (19%)	-20
South Gloucestershire UA	130 (17%)	-48	Orkney Islands	10 (6%)	-25
Swindon UA	200 (19%)	-32	Perth and Kinross	70 (13%)	-24
Torbay UA	340 (14%)	-27	Renfrewshire	200 (25%)	-20
Wiltshire UA	170 (13%)	-36	Scottish Borders	80 (15%)	-16
East Devon	60 (8%)	-28	Shetland Islands	-	-
Exeter	110 (18%)	-25	South Ayrshire	120 (18%)	-13
Mid Devon	30 (10%)	-20	South Lanarkshire	270 (23%)	-11
North Devon	110 (14%)	-27	Stirling	30 (17%)	-20
South Hams	40 (10%)	-27	West Dunbartonshire	60 (20%)	-17
Torridge	70 (12%)	-27			
West Devon	30 (9%)	-24	- Due to data issues or small caseloads, it has not been possible to provide an analysis for the following thirteen local authorities: Richmondshire, West Lothian, North Norfolk, Falkirk, Moray, Ryedale, East Ayrshire, Lincoln, Forest of Dean, Eden, Teignbridge, Hertsmere, Isles of Scilly. We do not expect the impact for these areas to be dissimilar to neighbouring authorities.		
Christchurch	10 (5%)	-49	- Figures are rounded to the nearest pound.		
East Dorset	20 (8%)	-47	- A dash "-" indicates nil or negligible loss, or that fewer than 5 cases are affected.		
North Dorset	10 (8%)	-29			
Purbeck	30 (15%)	-41			
West Dorset	30 (8%)	-40			
Weymouth and Portland	100 (14%)	-38			
Cheltenham	130 (23%)	-36			
Cotswold	40 (14%)	-38			
Gloucester	170 (21%)	-27			
Stroud	90 (18%)	-26			

Background Information

23. Tables 5 and 6 present a breakdown of the LHA caseload as at March 2010 and their average HB award, by bedroom entitlement. This is based on administrative data at March 2010, under the current LHA rules.
24. Note that table 6 shows actual average awards of Housing Benefit in March 2010, whereas the earlier tables show the average maximum Housing Benefit, before the assessment of the claimants income, that would apply once the April 2011 reforms are in place.
25. In these tables we also break down the number and average awards as assessed under the shared accommodation rate, by age (under-25 or 25-or-over). This is because households who would normally be entitled to a 1-bedroom under the LHA rules but are choosing to rent in shared accommodation would be subject to the shared accommodation rate (The Housing Benefit Regulations 2006 regulation 13D(2) b).⁹
26. **Technical Note:** The first three columns in Tables 5 and 6 are estimates of the number of people subject to the shared room rate and 1-bedroom rate produced by DWP. In the course of the analysis it became apparent that some cases were recorded as 1-bedroom cases, but that the recorded LHA rate indicated that it was probable that they were in fact subject to the shared accommodation rate. This could be due to the rule outlined in the previous paragraph where someone normally entitled to the 1-bedroom rate, is assessed at the shared rate if they are living in shared accommodation by choice.
27. By comparing the awards to the relevant shared and 1-bedroom rates, we were able, where possible, to re-assign some of the 1-bedroom cases to the more appropriate shared accommodation categories. This approach however is not perfect and therefore the figures in the first three columns should be treated with caution as it is likely that this method will not have worked perfectly for all local authorities.
28. The figures presented in Tables 5 and 6 build on the analysis presented in the July 2010 publication “Impacts of Housing Benefit proposals: Changes to the Local Housing Allowance to be introduced in 2011-12” and in the Two Year Review of the Local Housing Allowance, published in February 2011. The updated analysis gives a significantly higher estimate of the number of claimants aged over 25 who are already being assessed under the shared rate.

⁹ This feature is unique to the shared accommodation rate and does not apply to the higher bedroom entitlements; someone entitled to the 3-bedroom LHA rate who chooses to live in a 2-bedroom rate would still be assessed under the 3-bedroom rate.

Table 5: HB caseload for those assessed under the LHA arrangements.

Table 5: HB (LHA) caseload, March 2010	Shared accommodation*		1-bed*	2-bed	3-bed	4-bed	5-bed	Information not available	LHA caseload
	under 25*	over 25*							
National (Great Britain)	54,290	92,260	322,720	333,440	114,120	28,250	8,250	61,980	1,015,330
East Midlands	3,600	4,830	20,300	22,390	7,470	1,840	530	4,500	65,450
East of England	4,040	7,380	24,010	26,220	9,000	2,110	490	5,690	78,940
London	7,430	21,980	46,580	54,700	20,390	5,870	2,420	7,410	166,780
North East	2,750	2,080	16,620	16,280	5,650	1,440	350	2,380	47,540
North West	6,900	9,300	48,240	46,130	15,860	3,990	1,150	6,140	137,700
Scotland	2,790	3,140	22,650	19,360	6,470	1,320	240	4,170	60,140
South East	7,120	15,160	38,960	43,390	14,420	3,190	760	8,270	131,270
South West	5,500	9,910	32,020	28,870	8,840	1,810	510	6,370	93,830
Wales	2,880	3,970	17,430	17,130	5,640	1,370	290	3,500	52,210
West Midlands	4,850	7,490	25,160	28,830	10,140	2,770	890	5,750	85,890
Yorkshire and the Humber	6,430	7,020	30,740	30,140	10,260	2,560	610	7,820	95,600
Couple	460	1,910	52,530	97,930	40,730	11,830	4,230	9,890	219,520
Female	21,030	21,200	91,160	215,370	68,080	15,310	3,730	21,270	457,150
Male	31,700	68,070	176,800	18,330	4,790	1,010	270	29,660	330,630
Gender not recorded	1,100	1,080	2,240	1,800	540	100	20	1,150	8,030
In employment	7,570	10,140	49,020	124,220	43,040	9,630	2,650	6,250	252,520
Not in employment	46,720	82,120	273,710	209,220	71,080	18,620	5,600	55,730	762,810
on PCGC	-	6,390	39,980	4,660	1,220	410	170	6,420	59,260
on IS	6,430	9,840	57,140	136,270	44,270	11,640	3,530	12,280	281,390
on JSA(IB)	29,490	39,870	88,800	33,200	12,930	3,370	1,010	13,100	221,770
on ESA(IR)	3,270	5,480	20,830	8,230	3,730	1,110	350	3,900	46,890
others	15,100	30,680	115,980	151,060	51,980	11,730	3,190	26,280	406,020
County Durham UA	530	190	3,420	3,470	1,280	340	50	340	9,610
Darlington UA	160	140	900	910	320	90	20	130	2,670
Hartlepool UA	110	50	950	940	350	90	40	80	2,610
Middlesbrough UA	300	260	1,300	1,470	510	140	40	180	4,190
Northumberland UA	270	150	1,710	1,390	480	110	20	150	4,280
Redcar and Cleveland UA	110	120	890	910	360	70	20	120	2,600
Stockton-on-Tees UA	180	120	1,210	1,370	480	110	30	210	3,710
Gateshead	140	140	940	980	270	60	20	270	2,810
Newcastle upon Tyne	450	490	1,150	1,130	410	120	40	240	4,030
North Tyneside	170	180	1,280	910	280	50	20	130	3,010
South Tyneside	140	90	880	820	220	40	10	160	2,350
Sunderland	180	160	2,000	1,990	710	220	70	380	5,700
Blackburn with Darwen UA	100	90	1,050	1,070	430	120	20	270	3,160
Blackpool UA	510	990	5,870	3,350	1,250	350	100	270	12,680
Cheshire East UA	180	260	1,260	1,500	460	110	30	170	3,960
Cheshire West and Chester UA	230	400	1,220	1,570	430	100	20	260	4,210
Halton UA	90	120	650	790	240	70	20	120	2,080
Warrington UA	120	160	770	830	260	50	10	120	2,310
Allerdale	30	110	250	230	80	20	-	70	790
Barrow-in-Furness	100	60	550	560	160	40	10	70	1,550
Carlisle	90	100	380	440	130	20	-	60	1,230
Copeland	40	30	220	200	50	10	-	50	590
Eden	-	10	200	120	40	10	-	10	390
South Lakeland	30	120	340	280	80	10	-	100	970
Bolton	230	230	1,740	1,600	570	170	40	160	4,740
Bury	110	110	960	1,030	390	100	20	110	2,830
Manchester	910	1,040	3,410	3,150	1,150	390	170	410	10,630
Oldham	160	160	1,250	1,560	560	110	50	140	3,990
Rochdale	160	250	1,360	1,620	570	150	40	390	4,540
Salford	280	980	1,490	1,750	660	220	100	400	5,870
Stockport	120	220	1,090	1,530	500	110	30	80	3,680
Tameside	140	200	1,150	1,560	540	100	30	280	4,010
Trafford	90	190	720	830	280	70	20	60	2,250
Wigan	200	200	1,580	1,800	600	120	30	140	4,670
Burnley	150	90	1,190	970	310	70	10	80	2,860
Chorley	40	50	350	420	130	20	-	70	1,090
Fylde	50	90	690	390	130	30	10	160	1,560
Hyndburn	140	110	950	830	300	60	20	70	2,480
Lancaster	170	210	1,430	1,030	320	100	20	150	3,430
Pendle	120	60	970	760	250	90	20	110	2,380

Equality impact assessment for increasing the age threshold for the Housing Benefit shared accommodation rate to 35

Table 5: HB (LHA) caseload, March 2010	Shared accommodation*		1-bed*	2-bed	3-bed	4-bed	5-bed	Information not available	LHA caseload
	under 25*	over 25*							
Preston	140	200	650	710	220	40	20	80	2,050
Ribble Valley	-	-	180	150	50	10	-	40	430
Rossendale	70	60	510	440	150	30	10	60	1,330
South Ribble	30	40	250	390	130	20	10	80	950
West Lancashire	90	90	360	510	180	50	10	180	1,450
Wyre	70	100	920	750	220	60	10	120	2,230
Knowsley	90	80	820	1,310	420	110	20	120	2,960
Liverpool	900	910	5,180	3,840	1,320	370	100	570	13,200
Sefton	300	450	2,080	1,940	660	130	40	220	5,810
St. Helens	170	220	1,340	1,350	500	110	30	30	3,760
Wirral	460	520	2,880	2,990	1,140	260	90	270	8,610
East Riding of Yorkshire UA	240	330	1,840	1,660	680	140	30	2,310	7,220
Kingston upon Hull, City of UA	480	340	2,550	2,160	780	190	50	310	6,870
North East Lincolnshire UA	370	330	1,390	1,800	720	190	40	2,130	6,960
North Lincolnshire UA	200	250	710	880	340	90	20	120	2,600
York UA	220	370	540	600	140	30	-	80	1,990
Craven	10	20	230	170	50	10	-	60	560
Hambleton	20	70	210	240	90	20	10	40	670
Harrogate	80	160	730	690	180	40	-	170	2,060
Richmondshire	-	-	-	-	-	-	-	510	510
Ryedale	-	10	220	150	60	10	-	10	460
Scarborough	180	160	1,300	900	270	70	10	170	3,050
Selby	30	40	310	320	100	20	-	50	870
Barnsley	260	250	1,370	1,580	520	120	20	70	4,200
Doncaster	390	520	1,810	2,350	720	150	40	340	6,300
Rotherham	180	190	1,050	1,470	540	110	30	110	3,680
Sheffield	560	670	1,590	1,670	530	140	40	130	5,340
Bradford	640	740	3,400	3,800	1,410	380	100	660	11,130
Calderdale	330	310	1,410	1,480	460	130	30	40	4,200
Kirklees	500	390	2,560	2,090	720	180	50	170	6,670
Leeds	1,500	1,680	5,970	4,390	1,490	450	130	130	15,740
Wakefield	230	190	1,580	1,730	460	90	20	240	4,540
Derby UA	280	290	1,320	1,260	450	120	40	390	4,150
Leicester UA	380	510	1,810	2,240	930	350	180	230	6,620
Nottingham UA	550	790	1,830	1,840	600	160	60	480	6,320
Rutland UA	10	-	100	90	30	10	-	10	240
Amber Valley	70	70	590	630	170	40	10	80	1,650
Bolsover	60	40	450	540	190	40	10	60	1,380
Chesterfield	90	100	680	500	110	30	10	80	1,590
Derbyshire Dales	10	10	250	170	50	10	-	20	530
Erewash	90	90	640	690	190	50	10	50	1,810
High Peak	100	80	570	450	120	30	10	60	1,430
North East Derbyshire	20	20	270	210	70	20	-	30	640
South Derbyshire	50	40	350	470	170	30	10	100	1,220
Blaby	20	40	190	370	130	30	10	40	820
Charnwood	110	120	360	570	160	40	10	120	1,470
Harborough	20	30	220	220	80	10	-	40	620
Hinckley and Bosworth	70	90	340	440	120	30	10	50	1,130
Melton	10	30	150	160	60	10	-	20	440
North West Leicestershire	30	30	250	350	120	20	-	80	890
Oadby and Wigston	20	40	150	230	70	20	-	130	660
Boston	40	80	230	360	120	30	10	50	910
East Lindsey	240	270	1,350	980	340	80	20	320	3,590
Lincoln	10	70	920	620	190	30	10	150	2,000
North Kesteven	40	60	320	350	120	30	10	120	1,040
South Holland	100	140	290	380	140	40	-	100	1,180
South Kesteven	110	130	570	670	190	40	10	140	1,840
West Lindsey	70	60	640	510	190	60	20	90	1,630
Corby	70	150	280	420	120	40	10	120	1,210
Daventry	20	50	210	220	80	20	-	40	630
East Northamptonshire	30	70	280	290	110	20	-	60	850
Kettering	100	140	420	510	210	40	10	30	1,470
Northampton	250	520	930	1,430	490	120	30	320	4,100
South Northamptonshire	10	20	140	190	60	10	-	40	480
Wellingborough	60	130	270	340	130	30	10	50	1,010
Ashfield	80	40	430	580	180	30	-	50	1,400
Bassetlaw	70	50	490	610	230	50	10	160	1,670
Broxtowe	80	110	410	450	150	30	-	70	1,310
Gedling	80	90	480	620	180	40	-	90	1,580
Mansfield	80	110	500	720	210	50	10	140	1,820
Newark and Sherwood	40	60	350	480	170	30	10	150	1,280

Equality impact assessment for increasing the age threshold for the Housing Benefit shared accommodation rate to 35

Table 5: HB (LHA) caseload, March 2010	Shared accommodation*		1-bed*	2-bed	3-bed	4-bed	5-bed	Information not available	LHA caseload
	under 25*	over 25*							
Rushcliffe	50	80	290	250	70	20	10	90	850
Herefordshire, County of UA	120	260	680	660	190	40	10	130	2,090
Shropshire UA	160	400	1,040	890	320	60	10	200	3,070
Stoke-on-Trent UA	330	300	1,710	1,750	530	130	20	330	5,110
Telford and Wrekin UA	200	270	700	1,420	560	160	40	160	3,490
Cannock Chase	60	70	470	580	170	30	10	70	1,450
East Staffordshire	130	100	530	710	240	60	20	130	1,910
Lichfield	40	80	230	240	70	20	10	40	730
Newcastle-under-Lyme	50	70	310	400	150	30	-	150	1,170
South Staffordshire	10	20	180	230	80	10	-	70	610
Stafford	90	150	280	320	120	20	10	60	1,040
Staffordshire Moorlands	50	40	300	280	80	10	-	40	810
Tamworth	80	140	200	330	100	30	10	60	940
North Warwickshire	30	40	220	260	80	20	10	30	680
Nuneaton and Bedworth	140	150	650	800	240	60	10	50	2,090
Rugby	90	160	370	400	140	30	-	90	1,280
Stratford-on-Avon	30	70	380	380	90	20	-	70	1,050
Warwick	70	130	480	430	120	20	-	70	1,330
Birmingham	1,360	2,310	5,510	6,290	2,290	780	330	2,200	21,060
Coventry	400	800	3,040	3,230	1,410	420	170	230	9,700
Dudley	250	290	1,190	1,400	510	120	40	180	3,970
Sandwell	230	280	1,420	1,980	680	180	60	340	5,160
Solihull	70	110	540	890	310	60	20	70	2,070
Walsall	210	190	1,290	1,510	530	170	40	220	4,160
Wolverhampton	300	340	1,520	1,540	560	170	50	280	4,760
Bromsgrove	20	40	170	190	60	10	-	40	530
Malvern Hills	30	80	220	180	50	10	-	40	620
Redditch	70	160	250	330	100	30	10	20	970
Worcester	100	220	460	430	130	20	10	120	1,490
Wychavon	40	120	280	270	80	20	-	50	860
Wyre Forest	80	140	560	530	140	40	10	190	1,690
Bedford UA	160	250	700	760	270	70	20	160	2,380
Central Bedfordshire UA	70	130	680	810	250	60	10	140	2,140
Luton UA	240	340	1,350	1,600	570	150	60	130	4,440
Peterborough UA	300	590	840	1,190	450	160	50	180	3,760
Southend-on-Sea UA	350	720	1,910	1,840	660	160	30	200	5,870
Thurrock UA	160	190	680	1,110	340	60	20	110	2,670
Cambridge	100	220	190	130	50	10	-	160	860
East Cambridgeshire	30	60	240	210	70	20	-	30	660
Fenland	100	130	520	630	210	40	10	160	1,780
Huntingdonshire	50	260	310	470	170	40	10	120	1,430
South Cambridgeshire	20	40	170	250	80	20	-	100	690
Basildon	130	240	530	770	290	70	20	100	2,140
Braintree	60	140	500	570	200	40	10	90	1,600
Brentwood	20	50	150	210	70	20	-	20	540
Castle Point	50	60	320	560	220	50	10	320	1,580
Chelmsford	90	150	390	510	170	30	10	150	1,490
Colchester	140	280	740	900	330	80	20	220	2,710
Epping Forest	30	70	330	480	150	40	10	100	1,200
Harlow	90	200	330	410	140	20	10	20	1,220
Maldon	20	40	260	240	100	20	-	50	730
Rochford	20	40	160	320	130	30	10	80	790
Tendring	230	270	1,660	1,480	610	160	30	270	4,710
Uttlesford	20	40	170	190	70	20	-	40	550
Broxbourne	40	90	310	530	180	40	10	60	1,250
Dacorum	80	180	410	420	150	20	10	60	1,330
East Hertfordshire	30	110	290	300	90	20	10	50	890
Hertsmere	10	30	340	400	120	20	10	50	960
North Hertfordshire	60	70	390	290	90	20	-	50	970
St Albans	40	110	230	310	60	20	-	100	870
Stevenage	70	140	200	280	100	20	-	120	930
Three Rivers	10	40	140	290	80	20	-	50	650
Watford	70	220	390	470	110	20	10	140	1,430
Welwyn Hatfield	40	60	140	210	60	10	-	100	620
Breckland	90	130	560	550	210	50	10	60	1,660
Broadland	20	60	290	340	140	30	10	60	960
Great Yarmouth	170	240	980	870	280	80	20	320	2,960
King's Lynn and West Norfolk	80	140	600	640	260	60	10	210	2,000
North Norfolk	-	10	720	450	120	30	10	60	1,390
Norwich	250	440	940	620	130	40	10	380	2,810
South Norfolk	40	80	690	460	190	40	10	50	1,560

Equality impact assessment for increasing the age threshold for the Housing Benefit shared accommodation rate to 35

Table 5: HB (LHA) caseload, March 2010	Shared accommodation*		1-bed*	2-bed	3-bed	4-bed	5-bed	Information not available	LHA caseload
	under 25*	over 25*							
Babergh	30	40	300	290	100	20	-	40	830
Forest Heath	50	100	290	260	90	20	-	30	830
Ipswich	150	240	830	920	270	50	10	390	2,860
Mid Suffolk	20	30	230	240	80	20	-	60	690
St Edmundsbury	40	170	220	340	90	30	-	60	950
Suffolk Coastal	50	70	490	400	160	40	10	70	1,290
Waveney	120	100	900	750	250	60	10	160	2,340
Camden	170	490	1,250	730	230	50	30	90	3,040
City of London	-	10	20	-	-	-	-	40	70
Hackney	490	1,600	2,130	1,690	550	170	160	120	6,910
Hammersmith and Fulham	150	660	950	700	150	40	20	120	2,790
Haringey	440	1,150	2,910	2,250	740	240	100	590	8,430
Islington	170	510	1,220	620	140	40	20	180	2,890
Kensington and Chelsea	60	210	1,200	620	150	40	10	200	2,490
Lambeth	370	1,270	1,740	1,520	440	100	30	180	5,640
Lewisham	470	1,390	2,780	2,900	1,070	310	130	100	9,150
Newham	250	800	1,640	2,610	1,180	300	120	880	7,770
Southwark	280	690	930	840	220	40	20	240	3,250
Tower Hamlets	310	840	970	990	350	80	30	530	4,100
Wandsworth	230	1,070	1,880	2,190	880	330	180	170	6,930
Westminster	100	370	2,490	1,360	550	140	50	110	5,160
Barking and Dagenham	130	290	780	1,760	670	140	40	120	3,940
Barnet	260	850	2,260	2,890	1,020	320	130	570	8,290
Bexley	90	230	690	1,270	440	100	30	60	2,910
Brent	400	1,270	2,730	3,180	1,340	500	240	150	9,800
Bromley	140	370	1,010	1,290	380	70	30	120	3,400
Croydon	580	1,060	2,820	3,320	1,070	300	90	430	9,680
Ealing	300	1,250	1,760	2,590	1,040	300	150	260	7,640
Enfield	400	820	2,370	3,460	1,510	400	130	680	9,760
Greenwich	150	450	890	1,140	420	120	50	160	3,380
Harrow	180	550	970	1,940	1,060	340	120	110	5,270
Havering	100	240	740	1,170	420	110	20	90	2,890
Hillingdon	210	580	980	1,890	720	220	90	120	4,800
Hounslow	140	570	960	1,750	630	200	70	150	4,470
Kingston Upon Thames	100	280	480	730	300	90	30	160	2,180
Merton	120	370	760	1,080	440	130	40	140	3,080
Redbridge	140	410	1,240	1,880	950	340	150	280	5,400
Richmond Upon Thames	40	190	580	630	170	40	10	40	1,710
Sutton	150	310	740	1,070	350	70	20	50	2,750
Waltham Forest	300	860	1,720	2,640	830	230	80	160	6,810
Bracknell Forest UA	50	130	250	380	100	30	10	140	1,080
Brighton and Hove UA	810	2,230	5,460	3,040	830	160	30	600	13,150
Isle of Wight UA	260	350	1,370	1,170	410	60	10	140	3,770
Medway UA	210	390	1,590	2,020	770	210	60	970	6,220
Milton Keynes UA	340	780	1,170	1,860	790	230	60	270	5,480
Portsmouth UA	430	830	1,520	1,550	500	110	20	220	5,180
Reading UA	280	500	870	1,200	330	70	20	210	3,470
Slough UA	100	340	710	1,270	500	140	70	40	3,170
Southampton UA	460	820	1,410	1,470	510	110	40	140	4,960
West Berkshire UA	40	100	310	520	160	20	10	180	1,330
Windsor and Maidenhead UA	50	160	230	350	140	30	-	40	990
Wokingham UA	40	110	210	380	110	20	10	100	960
Aylesbury Vale	100	200	430	540	170	30	-	50	1,540
Chiltern	20	30	160	180	40	10	-	30	470
South Bucks	10	40	90	130	50	20	10	30	370
Wycombe	120	220	390	540	180	40	10	50	1,550
Eastbourne	160	340	1,090	1,000	350	60	10	120	3,130
Hastings	270	340	1,660	1,120	360	70	30	170	4,010
Lewes	60	160	540	640	230	60	10	90	1,780
Rother	60	100	550	550	190	50	10	120	1,610
Wealden	30	90	460	610	230	50	10	130	1,610
Basingstoke and Deane	70	160	280	460	150	20	10	110	1,250
East Hampshire	20	40	250	250	80	20	-	60	710
Eastleigh	60	110	300	460	130	30	10	50	1,160
Fareham	30	80	220	320	130	40	10	70	900
Gosport	100	140	410	540	190	30	10	40	1,470
Hart	20	40	110	180	80	10	-	20	470
Havant	100	140	410	600	230	50	10	60	1,600
New Forest	40	130	530	680	210	30	10	120	1,750
Rushmoor	140	340	290	410	140	40	-	30	1,390
Test Valley	30	70	220	350	100	20	-	70	870

Equality impact assessment for increasing the age threshold for the Housing Benefit shared accommodation rate to 35

Table 5: HB (LHA) caseload, March 2010	Shared accommodation*		1-bed*	2-bed	3-bed	4-bed	5-bed	Information not available	LHA caseload
	under 25*	over 25*							
Winchester	40	60	180	190	70	10	-	220	770
Ashford	60	150	350	620	230	50	10	100	1,570
Canterbury	220	750	210	740	210	60	10	200	2,400
Dartford	60	70	330	460	120	20	10	80	1,150
Dover	100	180	780	780	280	50	10	140	2,320
Gravesham	60	90	520	580	240	80	10	100	1,680
Maidstone	100	230	570	590	200	50	20	120	1,880
Sevenoaks	20	50	190	260	90	10	10	80	700
Shepway	130	220	990	960	340	80	20	220	2,950
Swale	120	120	800	1,100	400	100	20	100	2,760
Thanet	330	340	2,170	1,660	630	160	30	290	5,610
Tonbridge and Malling	20	60	240	270	100	20	-	110	820
Tunbridge Wells	40	90	370	350	100	20	-	80	1,050
Cherwell	100	220	460	710	200	30	10	120	1,850
Oxford	200	490	410	640	200	60	30	200	2,230
South Oxfordshire	40	80	210	330	100	30	10	80	870
Vale of White Horse	30	80	210	280	80	20	-	60	770
West Oxfordshire	40	90	290	300	120	20	-	60	920
Elmbridge	30	110	300	480	140	30	10	50	1,140
Epsom and Ewell	100	80	150	250	110	20	10	50	770
Guildford	80	200	370	510	170	30	10	110	1,500
Mole Valley	10	50	180	220	60	20	-	60	600
Reigate and Banstead	50	140	310	460	120	20	-	80	1,190
Runnymede	30	60	180	260	70	20	10	130	750
Spelthorne	40	110	240	430	130	20	10	30	1,010
Surrey Heath	30	110	130	190	70	20	-	30	570
Tandridge	10	70	170	290	80	20	10	80	720
Waverley	30	40	270	300	90	10	-	30	790
Woking	30	130	210	410	120	20	10	60	980
Adur	40	120	230	360	110	20	-	50	920
Arun	130	290	1,080	1,110	310	50	10	230	3,190
Chichester	40	70	420	400	140	30	10	110	1,220
Crawley	100	240	350	620	250	60	20	120	1,740
Horsham	40	80	360	370	90	20	-	60	1,030
Mid Sussex	30	130	360	420	130	20	-	60	1,150
Worthing	110	260	930	740	160	30	10	100	2,330
Bath and North East Somerset UA	140	250	650	630	160	30	10	120	1,980
Bournemouth UA	390	980	2,560	1,790	480	90	20	440	6,750
Bristol, City of UA	840	1,600	2,990	2,360	650	140	60	860	9,500
Cornwall UA	670	1,260	3,950	3,760	1,220	260	60	920	12,100
North Somerset UA	230	250	1,660	1,290	440	90	20	330	4,310
Plymouth UA	510	720	2,020	1,470	440	90	10	330	5,600
Poole UA	170	390	740	1,160	320	80	20	90	2,960
South Gloucestershire UA	160	220	790	1,200	310	50	10	210	2,950
Swindon UA	330	520	1,050	1,220	380	80	20	190	3,770
Torbay UA	350	410	2,460	1,560	530	100	30	260	5,710
Wiltshire UA	200	360	1,290	1,470	460	100	20	350	4,260
East Devon	100	190	690	640	200	30	10	90	1,940
Exeter	150	340	620	540	150	30	10	180	2,020
Mid Devon	50	80	320	350	110	30	10	90	1,040
North Devon	110	220	760	680	220	40	10	190	2,220
South Hams	30	90	390	400	100	20	10	60	1,090
Teignbridge	10	60	1,370	1,320	320	110	90	130	3,420
Torridge	70	120	610	450	160	30	-	80	1,520
West Devon	20	50	290	230	70	10	10	40	720
Christchurch	10	50	250	270	90	20	-	40	730
East Dorset	20	50	220	240	110	30	10	90	750
North Dorset	10	60	180	180	80	10	-	40	570
Purbeck	10	30	180	260	80	20	-	40	620
West Dorset	30	70	380	320	120	20	10	60	1,000
Weymouth and Portland	140	230	740	560	170	20	10	80	1,960
Cheltenham	100	230	580	510	160	20	10	90	1,690
Cotswold	20	40	270	220	70	10	-	50	690
Forest of Dean	10	20	490	320	120	20	-	40	1,030
Gloucester	170	270	820	950	310	50	20	210	2,800
Stroud	50	130	480	390	120	20	10	110	1,300
Tewkesbury	30	40	220	300	100	20	10	120	840
Mendip	100	160	600	510	170	40	-	60	1,630
Sedgemoor	-	-	-	-	-	-	-	100	100
South Somerset	110	190	620	640	220	40	10	120	1,950
Taunton Deane	130	190	520	500	150	30	10	120	1,650

Equality impact assessment for increasing the age threshold for the Housing Benefit shared accommodation rate to 35

Table 5: HB (LHA) caseload, March 2010	Shared accommodation*		1-bed*	2-bed	3-bed	4-bed	5-bed	Information not available	LHA caseload
	under 25*	over 25*							
West Somerset	30	60	270	220	70	20	-	30	690
Isle of Anglesey / Ynys Môn	50	40	360	320	120	30	10	60	980
Gwynedd / Gwynedd	80	150	520	380	130	30	-	140	1,430
Conwy / Conwy	110	220	1,800	960	320	100	10	130	3,640
Denbighshire / Sir Ddinbych	120	180	980	750	250	80	30	100	2,470
Flintshire / Sir y Fflint	90	150	500	670	230	60	10	120	1,830
Wrexham / Wrecsam	60	150	410	520	150	30	10	520	1,850
Powys / Powys	10	10	690	400	150	30	10	110	1,410
Ceredigion / Ceredigion	120	230	380	350	130	20	10	90	1,330
Pembrokeshire / Sir Benfro	120	150	1,180	690	270	60	20	80	2,560
Carmarthenshire / Sir Gaerfyrddin	190	210	1,020	940	370	90	10	210	3,030
Swansea / Abertawe	280	340	1,210	1,130	410	100	20	200	3,690
Neath Port Talbot / Castell-nedd Port Talbot	170	170	940	930	280	80	20	110	2,700
Bridgend / Pen-y-bont ar Ogwr	130	210	820	1,030	300	70	10	130	2,700
The Vale of Glamorgan / Bro Morgannwg	130	120	800	880	290	60	10	130	2,410
Cardiff / Caerdydd	460	710	1,890	1,980	630	180	50	420	6,320
Rhondda, Cynon, Taff / Rhondda, Cynon, Taf	260	180	1,360	1,840	560	140	20	130	4,480
Merthyr Tydfil / Merthyr Tudful	50	20	320	360	120	20	10	480	1,380
Caerphilly / Caerffili	110	130	740	940	340	80	10	90	2,430
Blaenau Gwent / Blaenau Gwent	80	30	470	500	120	40	10	90	1,340
Torfaen / Tor-faen	60	280	80	430	110	30	-	50	1,040
Monmouthshire / Sir Fynwy	30	50	280	280	110	20	10	50	810
Newport / Casnewydd	190	270	690	850	240	70	20	50	2,380
Aberdeen City	80	70	260	230	50	10	-	110	820
Aberdeenshire	20	30	350	290	140	50	10	150	1,030
Angus	50	20	440	360	160	40	-	60	1,130
Argyll and Bute	70	60	960	300	120	20	-	60	1,590
Clackmannanshire	30	10	190	180	70	20	-	20	520
Dumfries and Galloway	70	80	600	450	140	40	-	110	1,500
Dundee City	200	100	960	880	270	40	10	350	2,820
East Ayrshire	10	10	760	510	180	40	10	60	1,590
East Dunbartonshire	20	20	240	230	70	20	-	60	660
East Lothian	30	40	320	280	110	20	10	40	840
East Renfrewshire	10	-	140	190	70	20	-	20	450
Edinburgh, City of	410	1,070	3,470	3,300	1,130	240	50	550	10,210
Eilean Siar	20	20	50	30	10	-	-	20	150
Falkirk	-	-	510	290	110	20	-	30	970
Fife	240	170	1,480	1,290	500	110	20	150	3,950
Glasgow City	660	740	2,990	2,650	850	190	30	1,040	9,150
Highland	60	150	630	430	120	30	10	190	1,620
Inverclyde	60	20	520	450	130	10	-	110	1,300
Midlothian	20	30	170	270	90	20	-	80	680
Moray	-	10	350	190	80	10	-	80	730
North Ayrshire	120	50	930	750	230	40	10	90	2,200
North Lanarkshire	30	30	1,370	1,330	390	80	10	80	3,320
Orkney Islands	10	-	80	30	20	-	-	-	150
Perth and Kinross	40	50	510	410	120	30	-	160	1,330
Renfrewshire	110	60	800	660	200	30	10	100	1,970
Scottish Borders	60	30	530	280	120	20	10	70	1,110
Shetland Islands	-	-	30	10	-	-	-	-	40
South Ayrshire	110	100	680	550	170	30	10	70	1,710
South Lanarkshire	190	110	1,190	1,300	420	70	10	100	3,400
Stirling	30	50	180	180	70	10	-	40	570
West Dunbartonshire	40	20	300	250	80	10	-	80	770
West Lothian	-	10	680	810	250	50	10	70	1,870

Notes:

- Source: Based on the March 2010 Single Housing Benefit Extract.

- Figures are rounded to the nearest ten.

- No information is available for the Isles of Scilly.

* Note that the breakdown into the columns "shared accommodation under 25", "shared accommodation over 25" and "1-bedroom" are based on an estimated breakdown produced by DWP as described earlier.

Table 6: Average HB awards for those assessed under the LHA arrangements.

Table 6: Average HB (LHA) awards, March 2010, £ per week	Shared accommodation*		1-bed*	2-bed	3-bed	4-bed	5-bed	All bedrooms
	under 25*	over 25*						
National (Great Britain)	64	70	102	122	149	188	251	113
East Midlands	56	57	80	93	108	134	155	87
East of England	64	67	99	119	142	178	214	109
London	87	90	176	204	262	326	425	189
North East	54	54	81	91	105	130	158	87
North West	57	61	85	97	113	137	159	92
Scotland	62	64	85	104	127	155	184	97
South East	69	74	110	134	162	201	262	120
South West	63	64	95	113	136	168	193	101
Wales	52	55	79	94	108	133	157	86
West Midlands	58	60	88	101	117	139	157	95
Yorkshire and the Humber	58	60	81	92	105	130	143	86
Couple	67	74	92	116	150	188	251	122
Female	63	70	101	124	149	188	251	120
Male	65	70	106	126	155	189	248	97
Gender not recorded	63	71	102	110	128	163	198	97
In employment	45	54	80	103	135	175	243	104
Not in employment	67	72	106	134	158	195	255	116
on PCGC	-	73	108	135	171	216	282	106
on IS	67	70	109	136	160	198	262	134
on JSA(IB)	67	74	110	133	157	189	245	106
on ESA(IR)	66	72	110	131	155	193	247	114
others	55	65	90	106	137	176	239	103
County Durham UA	56	56	78	87	99	119	136	85
Darlington UA	52	54	77	83	101	125	142	83
Hartlepool UA	49	48	83	93	106	132	175	91
Middlesbrough UA	48	49	83	95	108	132	151	88
Northumberland UA	60	62	71	82	99	121	124	78
Redcar and Cleveland UA	49	49	83	94	105	132	145	89
Stockton-on-Tees UA	49	48	83	92	105	133	173	89
Gateshead	58	61	87	93	112	142	150	88
Newcastle upon Tyne	55	57	85	94	115	142	173	88
North Tyneside	58	58	85	92	109	138	161	87
South Tyneside	58	58	87	95	112	136	159	89
Sunderland	43	43	86	97	108	133	170	92
Blackburn with Darwen UA	48	51	77	82	99	120	130	85
Blackpool UA	60	61	85	105	123	146	165	94
Cheshire East UA	64	65	86	99	124	146	214	96
Cheshire West and Chester UA	59	61	92	107	127	150	206	98
Halton UA	55	57	90	99	117	137	176	97
Warrington UA	54	57	88	94	112	136	176	91
Allerdale	52	69	74	80	97	113	-	77
Barrow-in-Furness	49	51	72	83	107	131	148	79
Carlisle	55	52	78	85	106	123	-	81
Copeland	53	54	73	86	96	109	-	78
Eden	-	55	71	82	102	124	-	79
South Lakeland	60	62	80	85	111	127	-	81
Bolton	48	49	81	87	104	124	134	86
Bury	51	53	84	89	106	133	154	89
Manchester	61	62	94	106	121	148	171	97
Oldham	55	57	84	94	112	131	147	92
Rochdale	57	64	86	94	111	134	149	94
Salford	61	81	94	104	117	142	168	101
Stockport	62	63	93	108	132	156	196	104
Tameside	58	64	85	93	112	133	156	92
Trafford	62	63	94	104	122	152	204	100
Wigan	59	59	77	86	100	117	121	83
Burnley	55	54	73	79	94	117	119	77
Chorley	43	48	83	95	109	130	-	89
Fylde	56	58	83	99	117	143	145	88
Hyndburn	49	51	77	81	98	122	104	80
Lancaster	53	53	87	101	119	128	147	91
Pendle	55	55	73	78	94	115	129	78
Preston	46	47	85	99	113	130	130	88
Ribble Valley	-	-	71	84	93	120	-	78
Rossendale	51	53	75	82	96	118	149	81
South Ribble	44	46	83	95	108	134	154	94
West Lancashire	61	60	80	94	110	132	137	89
Wyre								
	60	60	82	101	118	145	162	92

Equality impact assessment for increasing the age threshold for the Housing Benefit shared accommodation rate to 35

Table 6: Average HB (LHA) awards, March 2010, £ per week	Shared accommodation*		1-bed*	2-bed	3-bed	4-bed	5-bed	All bedrooms
	under 25*	over 25*						
	Knowsley	55						
Liverpool	53	53	87	102	110	136	163	93
Sefton	58	61	88	103	114	143	158	94
St. Helens	56	57	86	93	107	130	137	91
Wirral	60	61	87	103	122	146	155	98
East Riding of Yorkshire UA	50	62	67	81	97	118	128	75
Kingston upon Hull, City of UA	50	50	71	80	95	115	125	77
North East Lincolnshire UA	53	54	70	83	89	113	130	79
North Lincolnshire UA	53	55	69	79	91	111	129	74
York UA	59	62	91	101	121	177	-	88
Craven	60	57	76	86	102	120	-	82
Hambleton	63	73	80	91	106	160	202	89
Harrogate	64	66	95	107	132	159	-	100
Richmondshire	-	-	-	-	-	-	-	88
Ryedale	-	64	77	90	107	141	-	85
Scarborough	48	47	74	94	106	129	137	81
Selby	62	63	96	105	120	140	-	102
Barnsley	58	57	75	82	92	118	126	79
Doncaster	53	53	76	85	99	122	120	80
Rotherham	58	58	75	87	98	121	126	84
Sheffield	60	61	84	98	110	131	151	87
Bradford	64	67	81	91	103	115	126	89
Calderdale	62	63	81	93	106	129	137	87
Kirklees	57	59	80	94	109	131	149	86
Leeds	62	62	94	107	124	161	182	97
Wakefield	51	51	92	96	106	133	137	93
Derby UA	47	47	78	93	111	135	161	89
Leicester UA	57	57	83	98	113	135	159	94
Nottingham UA	60	61	85	98	113	134	156	91
Rutland UA	68	-	84	95	107	105	-	91
Amber Valley	49	49	78	91	112	137	163	86
Bolsover	52	53	75	89	99	116	156	84
Chesterfield	52	51	83	89	105	126	153	84
Derbyshire Dales	66	64	81	96	124	147	-	91
Erewash	60	60	82	94	109	131	144	89
High Peak	62	59	86	96	114	133	153	90
North East Derbyshire	53	53	81	93	107	125	-	86
South Derbyshire	64	62	80	91	110	124	139	88
Blaby	55	58	83	94	111	152	176	94
Charnwood	55	56	82	94	106	140	171	87
Harborough	55	60	81	94	113	151	-	88
Hinckley and Bosworth	63	62	82	95	113	143	167	89
Melton	52	58	80	93	105	149	-	87
North West Leicestershire	58	57	80	96	113	148	-	90
Oadby and Wigston	56	57	83	96	111	128	-	89
Boston	55	55	75	82	98	121	141	79
East Lindsey	64	63	71	85	99	119	114	75
Lincoln	47	49	64	85	102	126	149	77
North Kesteven	48	50	75	86	103	122	147	80
South Holland	57	57	81	89	106	136	-	83
South Kesteven	57	57	75	91	108	143	151	86
West Lindsey	48	50	77	88	99	121	119	82
Corby	57	58	82	94	104	133	158	86
Daventry	49	64	88	100	122	157	-	94
East Northamptonshire	58	60	83	92	110	141	-	86
Kettering	56	58	82	95	112	138	178	89
Northampton	52	52	92	106	120	149	182	95
South Northamptonshire	70	64	102	111	125	167	-	107
Wellingborough	55	57	84	91	111	136	176	87
Ashfield	55	56	74	86	99	124	-	82
Bassetlaw	55	56	71	82	95	124	145	79
Broxtowe	61	61	85	94	105	137	-	88
Gedling	61	62	80	94	108	144	-	88
Mansfield	53	56	72	83	95	119	132	79
Newark and Sherwood	53	55	73	87	98	134	116	83
Rushcliffe	61	62	82	95	105	139	188	86
Herefordshire, County of UA	64	64	84	97	116	129	152	88
Shropshire UA	67	73	82	94	113	136	130	87
Stoke-on-Trent UA	53	54	76	88	105	126	149	83
Telford and Wrekin UA	67	67	84	100	120	149	178	98
Cannock Chase	69	68	86	97	116	129	150	93
East Staffordshire	65	65	81	92	111	141	146	90
Lichfield	66	68	85	97	114	144	170	90
Newcastle-under-Lyme	53	54	76	85	96	125	-	86
South Staffordshire	60	57	86	93	103	140	-	87
Stafford	65	68	86	92	108	126	183	87
Staffordshire Moorlands	53	51	76	80	97	125	-	77

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Table 6: Average HB (LHA) awards, March 2010, £ per week	Shared accommodation*		1-bed*	2-bed	3-bed	4-bed	5-bed	All bedrooms
	under 25*	over 25*						
Tamworth	68	68	89	99	114	144	137	91
North Warwickshire	61	65	86	96	113	140	178	92
Nuneaton and Bedworth	60	62	84	98	114	136	141	91
Rugby	62	66	83	95	121	145	-	91
Stratford-on-Avon	63	57	97	110	132	182	-	100
Warwick	59	60	99	119	142	155	-	105
Birmingham	57	57	94	109	120	141	159	100
Coventry	56	57	94	102	116	136	153	98
Dudley	54	54	84	98	113	137	145	91
Sandwell	55	55	87	100	115	138	150	96
Solihull	69	66	98	117	134	166	214	112
Walsall	54	54	86	100	112	134	148	95
Wolverhampton	54	53	85	100	115	140	147	95
Bromsgrove	61	61	89	102	118	160	-	93
Malvern Hills	62	87	91	103	125	163	-	96
Redditch	58	60	84	104	116	150	173	92
Worcester	60	63	92	100	127	144	167	91
Wychavon	69	87	93	100	127	144	-	96
Wyre Forest	57	60	85	101	116	129	184	87
Bedford UA	66	68	95	111	137	177	238	103
Central Bedfordshire UA	62	64	101	119	140	170	184	111
Luton UA	57	57	107	117	141	167	191	112
Peterborough UA	64	65	89	102	118	158	188	95
Southend-on-Sea UA	68	71	104	130	161	199	246	117
Thurrock UA	71	71	115	141	164	197	273	129
Cambridge	68	71	111	112	123	176	-	96
East Cambridgeshire	74	72	113	109	122	188	-	108
Fenland	60	61	83	101	115	142	175	94
Huntingdonshire	63	82	89	104	120	164	222	98
South Cambridgeshire	66	70	113	121	145	194	-	114
Basildon	71	72	114	138	163	218	234	127
Braintree	77	72	102	123	151	194	225	115
Brentwood	66	70	117	141	160	208	-	131
Castle Point	70	70	107	134	167	201	290	122
Chelmsford	75	75	114	129	160	203	185	118
Colchester	60	61	95	112	141	167	207	105
Epping Forest	73	73	131	161	193	234	279	146
Harlow	72	75	111	131	167	210	273	118
Maldon	68	73	116	132	158	198	-	123
Rochford	68	70	102	129	156	196	257	120
Tendring	61	61	98	117	145	182	220	109
Uttlesford	71	74	114	130	162	193	-	124
Broxbourne	74	73	126	152	187	220	349	145
Dacorum	78	80	129	158	182	238	312	137
East Hertfordshire	73	73	112	135	161	203	230	121
Hertsmere	76	79	114	165	200	275	365	151
North Hertfordshire	70	76	107	126	155	164	-	112
St Albans	76	78	131	161	175	271	-	138
Stevenage	74	73	114	131	163	179	-	115
Three Rivers	70	82	134	162	195	267	-	152
Watford	77	80	132	156	188	279	271	140
Welwyn Hatfield	71	72	121	139	169	186	-	123
Breckland	56	59	81	94	112	148	162	89
Broadland	52	55	83	96	111	147	188	91
Great Yarmouth	62	61	80	94	106	132	148	85
King's Lynn and West Norfolk	59	60	81	99	116	147	178	92
North Norfolk	-	54	79	97	106	140	131	88
Norwich	51	53	82	98	113	148	150	87
South Norfolk	58	53	86	97	112	144	153	91
Babergh	70	61	88	99	120	161	-	97
Forest Heath	69	71	98	113	129	134	-	101
Ipswich	55	55	87	97	111	140	179	95
Mid Suffolk	55	60	84	98	118	156	-	93
St Edmundsbury	68	83	92	110	129	168	-	101
Suffolk Coastal	58	56	85	96	116	144	176	91
Waveney	60	61	80	95	108	135	156	87
Camden	108	112	226	314	425	540	673	245
City of London	-	130	291	-	-	-	-	208
Hackney	96	98	199	255	309	382	556	203
Hammersmith and Fulham	106	111	208	268	349	500	745	209
Haringey	85	85	154	189	246	324	403	167
Islington	104	103	205	291	413	482	672	215
Kensington and Chelsea	124	125	290	422	633	804	1,024	328
Lambeth	86	86	158	195	253	324	429	158
Lewisham	81	82	158	187	230	290	355	168
Newham								
	74	78	149	169	221	256	294	172

Equality impact assessment for increasing the age threshold for the Housing Benefit shared accommodation rate to 35

Table 6: Average HB (LHA) awards, March 2010, £ per week	Shared accommodation*		1-bed*	2-bed	3-bed	4-bed	5-bed	All bedrooms
	under 25*	over 25*						
Southwark	83	83	156	190	239	320	407	152
Tower Hamlets	93	100	211	262	316	353	421	199
Wandsworth	104	106	193	239	304	395	516	224
Westminster	133	126	309	423	622	784	969	372
Barking and Dagenham	70	72	138	170	206	235	298	162
Barnet	86	92	168	205	278	341	433	196
Bexley	75	78	138	167	195	237	275	157
Brent	93	95	193	232	307	391	536	223
Bromley	76	78	140	166	195	260	314	150
Croydon	81	81	140	170	219	275	329	158
Ealing	91	90	178	198	264	334	468	190
Enfield	87	89	161	201	260	306	373	189
Greenwich	75	78	138	167	196	244	280	151
Harrow	84	85	156	185	247	287	339	188
Havering	67	70	139	170	201	246	289	157
Hillingdon	83	84	148	178	222	261	304	169
Hounslow	87	88	162	185	234	294	350	179
Kingston Upon Thames	78	88	160	198	246	316	419	185
Merton	85	84	136	165	221	285	327	160
Redbridge	74	80	141	169	209	274	321	170
Richmond Upon Thames	77	94	172	200	257	335	374	184
Sutton	78	81	136	165	209	259	328	151
Waltham Forest	72	72	141	167	215	257	294	155
Bracknell Forest UA	82	79	131	148	175	233	239	130
Brighton and Hove UA	76	79	129	161	202	240	298	131
Isle of Wight UA	62	64	89	109	134	158	185	97
Medway UA	63	64	100	119	133	172	199	116
Milton Keynes UA	68	70	111	130	157	200	239	120
Portsmouth UA	67	68	104	125	153	180	240	109
Reading UA	76	77	133	155	176	216	365	136
Slough UA	83	83	141	161	201	272	414	162
Southampton UA	66	68	107	124	152	193	216	109
West Berkshire UA	69	70	109	135	161	229	233	125
Windsor and Maidenhead UA	79	83	137	165	196	265	-	148
Wokingham UA	77	78	130	153	183	220	274	138
Aylesbury Vale	74	75	104	127	159	196	-	115
Chiltern	69	74	115	146	182	258	-	131
South Bucks	76	86	127	160	195	307	501	151
Wycombe	76	78	118	146	188	213	258	131
Eastbourne	66	68	102	128	151	188	222	112
Hastings	58	60	86	104	137	166	198	94
Lewes	72	80	122	149	190	211	287	138
Rother	59	61	85	107	136	172	208	99
Wealden	69	71	104	129	161	194	325	121
Basingstoke and Deane	66	71	112	132	156	204	238	119
East Hampshire	72	73	107	118	153	198	-	113
Eastleigh	67	69	102	129	152	195	242	116
Fareham	65	67	105	121	141	184	230	116
Gosport	65	67	98	118	144	167	207	108
Hart	82	73	114	134	164	149	-	123
Havant	67	68	102	125	156	188	219	116
New Forest	68	68	107	125	156	200	265	116
Rushmoor	77	79	116	140	169	216	-	117
Test Valley	65	65	105	123	151	181	-	116
Winchester	68	71	116	138	167	224	-	115
Ashford	69	68	100	114	136	170	198	109
Canterbury	67	90	104	127	152	192	248	109
Dartford	67	68	110	126	146	186	251	117
Dover	59	58	83	106	129	141	110	96
Gravesham	70	71	106	126	144	166	207	119
Maidstone	71	72	103	125	155	186	221	113
Sevenoaks	68	69	113	137	156	217	303	122
Shepway	56	60	86	106	129	151	196	97
Swale	64	64	101	119	136	163	187	112
Thanet	57	59	85	106	133	157	164	96
Tonbridge and Malling	64	71	111	127	160	206	-	123
Tunbridge Wells	71	70	119	141	173	237	-	127
Cherwell	71	74	104	118	146	173	177	110
Oxford	76	77	140	160	199	251	319	136
South Oxfordshire	72	79	122	151	172	211	234	133
Vale of White Horse	73	75	119	148	169	230	-	129
West Oxfordshire	69	75	122	136	170	199	-	126
Elmbridge	83	87	146	180	237	284	378	168
Epsom and Ewell	79	79	140	163	205	283	342	147
Guildford	79	82	140	165	207	267	343	147
Mole Valley	81	81	132	158	195	243	-	140

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Table 6: Average HB (LHA) awards, March 2010, £ per week	Shared accommodation*		1-bed*	2-bed	3-bed	4-bed	5-bed	All bedrooms
	under 25*	over 25*						
	Reigate and Banstead	75						
Runnymede	79	87	146	169	232	272	413	150
Spelthorne	85	86	144	172	222	296	431	162
Surrey Heath	79	79	123	148	181	255	-	130
Tandridge	80	79	134	163	196	258	348	151
Waverley	74	83	128	166	215	178	-	148
Woking	81	83	136	171	230	269	412	157
Adur	75	79	117	144	177	218	-	129
Arun	68	69	105	126	153	186	213	113
Chichester	62	69	111	138	167	213	214	125
Crawley	77	76	117	142	168	203	228	131
Horsham	71	75	123	141	171	223	-	127
Mid Sussex	74	76	119	143	165	205	-	128
Worthing	66	70	105	127	149	192	215	110
Bath and North East Somerset UA	66	68	111	138	147	204	169	115
Bournemouth UA	67	67	111	128	162	214	266	111
Bristol, City of UA	59	59	106	124	146	184	248	105
Cornwall UA	62	63	93	110	128	162	173	97
North Somerset UA	65	66	96	113	136	171	184	103
Plymouth UA	62	63	88	104	125	163	195	91
Poole UA	65	68	109	132	162	193	227	118
South Gloucestershire UA	60	60	102	117	138	175	211	108
Swindon UA	68	67	100	112	133	162	174	102
Torbay UA	59	60	90	110	134	163	208	98
Wiltshire UA	60	61	94	109	137	170	201	102
East Devon	68	69	92	110	129	157	191	99
Exeter	68	74	98	109	136	166	190	99
Mid Devon	71	68	88	105	122	152	166	100
North Devon	60	65	83	97	115	141	156	89
South Hams	60	61	86	104	126	169	188	95
Teignbridge	54	59	84	100	121	139	143	95
Torridge	63	64	85	99	114	142	-	90
West Devon	62	69	86	100	118	153	162	92
Christchurch	65	65	103	129	162	199	-	118
East Dorset	66	66	107	128	159	199	243	115
North Dorset	75	73	88	97	124	152	-	95
Purbeck	56	67	105	125	155	174	-	116
West Dorset	59	62	92	109	136	158	197	101
Weymouth and Portland	62	67	97	120	140	161	197	102
Cheltenham	59	63	100	120	150	178	237	104
Cotswold	61	63	98	118	138	210	-	105
Forest of Dean	60	62	83	107	127	150	-	97
Gloucester	62	63	90	106	132	168	202	100
Stroud	63	62	88	107	128	165	203	95
Tewkesbury	58	61	96	111	135	180	197	103
Mendip	60	60	91	109	136	148	-	97
Sedgemoor	-	-	-	-	-	-	-	72
South Somerset	62	64	83	102	130	151	166	92
Taunton Deane	64	65	91	101	123	155	178	94
West Somerset	60	66	89	102	120	148	-	94
Isle of Anglesey / Ynys Môn	56	55	74	93	111	129	156	85
Gwynedd / Gwynedd	51	55	68	84	97	114	-	74
Conwy / Conwy	53	54	75	92	111	127	150	82
Denbighshire / Sir Ddinbych	54	55	76	93	112	133	143	85
Flintshire / Sir y Fflint	60	58	77	95	113	132	183	92
Wrexham / Wrecsam	57	56	76	90	103	134	152	81
Powys / Powys	49	65	63	82	94	117	118	73
Ceredigion / Ceredigion	55	63	80	91	103	133	137	80
Pembrokeshire / Sir Benfro	52	54	78	94	114	138	149	85
Carmarthenshire / Sir Gaerfyrddin	52	50	79	88	100	124	129	82
Swansea / Abertawe	52	53	84	93	100	128	172	86
Neath Port Talbot / Castell-nedd Port Talbot	52	52	83	94	102	124	156	86
Bridgend / Pen-y-bont ar Ogwr	53	56	81	94	107	128	139	87
The Vale of Glamorgan / Bro Morgannwg	53	54	96	115	132	157	154	104
Cardiff / Caerdydd	53	53	96	114	137	169	207	102
Rhondda, Cynon, Taff / Rhondda, Cynon, Taf	46	46	67	83	92	119	125	76
Merthyr Tydfil / Merthyr Tudful	45	47	65	77	86	109	131	71
Caerphilly / Caerffili	50	50	71	86	97	123	125	80
Blaenau Gwent / Blaenau Gwent	46	46	66	79	90	103	107	73
Torfaen / Tor-faen	54	69	72	89	100	126	-	83
Monmouthshire / Sir Fynwy	58	60	80	99	116	143	188	92
Newport / Casnewydd	58	58	82	100	115	134	169	89
Aberdeen City	63	63	96	117	138	149	-	100
Aberdeenshire	65	66	93	110	130	139	164	107
Angus	52	56	75	97	119	142	-	91
Argyll and Bute	69	67	82	92	112	118	-	86

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Table 6: Average HB (LHA) awards, March 2010, £ per week	Shared accommodation*		1-bed*	2-bed	3-bed	4-bed	5-bed	All bedrooms
	under 25*	over 25*						
Clackmannanshire	64	66	80	99	117	138	-	92
Dumfries and Galloway	59	61	71	82	89	111	-	77
Dundee City	52	53	76	95	124	155	186	91
East Ayrshire	64	63	80	96	110	128	145	92
East Dunbartonshire	63	67	96	115	142	159	-	113
East Lothian	66	72	101	120	157	204	278	115
East Renfrewshire	63	-	86	101	122	131	-	100
Edinburgh, City of	67	67	101	125	161	195	243	114
Eilean Siar	61	64	83	89	83	-	-	82
Falkirk	-	-	79	99	128	156	-	92
Fife	57	58	76	89	109	136	150	85
Glasgow City	65	66	93	114	134	161	186	104
Highland	63	64	82	88	107	126	139	87
Inverclyde	54	53	79	92	116	137	-	91
Midlothian	60	70	102	126	164	203	-	119
Moray	-	61	75	87	108	109	-	85
North Ayrshire	63	63	82	96	117	130	158	91
North Lanarkshire	66	65	79	96	116	156	153	93
Orkney Islands	60	-	80	98	106	-	-	85
Perth and Kinross	55	56	76	91	113	147	-	93
Renfrewshire	54	55	79	92	112	132	142	88
Scottish Borders	56	53	67	82	97	119	160	78
Shetland Islands	-	-	83	107	-	-	-	89
South Ayrshire	60	61	81	91	113	126	144	86
South Lanarkshire	63	64	81	96	118	151	174	92
Stirling	62	63	80	96	127	158	-	92
West Dunbartonshire	74	73	85	98	119	129	-	101
West Lothian	-	66	83	109	125	159	192	103

Notes:

- Source: Based on the March 2010 Single Housing Benefit Extract.

- Figures are rounded to the nearest pound.

- No information is available for the Isles of Scilly.

* Note that the breakdown into the columns "Shared accommodation under 25", "Shared accommodation over 25" and "1-bedroom" are based on an estimated breakdown produced by DWP as described earlier.

Impact of additional exemptions

29. It is estimated that the exemption for former rough sleepers will apply to around 4,000 claims at an annual cost of around £10m.
30. This estimate of the numbers involved is derived from Supporting People Outcomes Data for those who exited short-term housing related support services during 2009/10.
31. The second exemption will apply to ex-offenders who are managed at level 2 or 3 under the Multi Agency Public Protection Arrangements (MAPPA). It is expected to apply to up to 2,000 people and to cost around £5m a year.
32. The estimate of the numbers exempted is derived from statistics on the numbers of ex-offenders managed under MAPPA at March 2010.
33. In both cases the estimated costs are based on the average loss of £41 per week per person, scaled up to reflect assumed growth in rents of 4% each year.

References

34. Documents relating to the LHA changes coming into effect before the proposed changes to the shared accommodation rate can be found at:
 - “Impacts of Housing Benefit proposals: Changes to the Local Housing Allowance to be introduced in 2011-12” (published 23 July 2010)
<http://www.dwp.gov.uk/local-authority-staff/housing-benefit/claims-processing/local-housing-allowance/impact-of-changes.shtml>
 - Equality impact Assessment (revised; published 30 November 2010)
<http://www.dwp.gov.uk/docs/lha-eia-nov10.pdf>
 - Impact Assessment (published 30 November 2010)
<http://www.dwp.gov.uk/docs/lha-impact-nov10.pdf>
 - Legislation laid in Parliament on 30 November 2010
<http://www.dwp.gov.uk/local-authority-staff/housing-benefit/claims-processing/local-housing-allowance/regulations/>
35. Current LHA rates, now set at the 30th percentile of local rents can be found at:
<http://lha-direct.voa.gov.uk>