

Appendix A – Summary of 2013/2014 benefit subsidy arrangements

Basic rate of subsidy

	ARRANGEMENTS FOR 2012/13	ARRANGEMENTS FOR 2013/14	REMARKS
	All Housing Benefit and Council Tax Benefit 100%	All Housing Benefit 100%	Change

Other rates of subsidy

	ARRANGEMENTS FOR 2012/13	ARRANGEMENTS FOR 2013/14	REMARKS
1 Backdated awards	All Housing Benefit and Council Tax Benefit 100%	All Housing Benefit 100%	Change
2 Overpayments	All Housing Benefit and Council Tax Benefit 40%	All Housing Benefit 40%	Change
i) Eligible			
ii) LA error	All Housing Benefit and Council Tax Benefit 100% 40% or Nil	All Housing Benefit 100% 40% or Nil	Change
iii) Administrative delay	All Housing Benefit and Council Tax Benefit 100% 40% or Nil	All Housing Benefit 100% 40% or Nil	Change
iv) Technical	All Housing Benefit and Council Tax Benefit Nil	All Housing Benefit Nil	No change
v) Excess CTB	All rent rebate and Council Tax Benefit Nil	All rent rebate Nil	No change
vi) Indicative rent level	Rent allowance 100%	Rent allowance 100%	No change
vii) Recovered indicative rent level	Rent allowance Nil	Rent allowance Nil	No change
viii) Duplicate	Rent allowance 25%	Rent allowance 25%	No change
ix) Departmental error	All Housing Benefit and Council Tax Benefit 100%	All Housing Benefit 100%	Change

	ARRANGEMENTS FOR 2012/13	ARRANGEMENTS FOR 2013/14	REMARKS
x) Recovered Departmental error	All Housing Benefit and Council Tax Benefit Nil	All Housing Benefit Nil	Change
4 Disproportionate increase in LA rents – HB attributable to increase in rents of HB Tenants which exceed those of non-HB tenants	Scotland Rent Rebate Nil Wales HRA rent rebate Nil	Scotland Rent Rebate Nil Wales HRA rent rebate Nil	No change
5 Unreasonable rents – deregulated private sector tenancies (cases not affected by the January 1996 changes only)	Rent Allowances (subsidy on HB attributable to rent above rent officer determination) 60% or Nil	Rent Allowances (subsidy on HB attributable to rent above rent officer determination) 60% or Nil	No change
6 Homeless people in board and lodging accommodation	Expenditure up to and including the appropriate LHA based cap 100% Expenditure above the appropriate LHA based cap Nil	Expenditure up to and including the appropriate LHA based cap 100% Expenditure above the appropriate LHA based cap Nil	No Change

	ARRANGEMENTS FOR 2012/13	ARRANGEMENTS FOR 2013/14	REMARKS
7 Homeless people in accommodation held on license by LAs or RSLs	Expenditure up to and including the appropriate LHA based cap 100 % Expenditure above the appropriate LHA based cap Nil	Expenditure up to and including the appropriate LHA based cap 100 % Expenditure above the appropriate LHA based cap Nil	No Change
8 Accommodation held on a short term leased by the LA or a RSL	Expenditure up to and including the appropriate LHA based cap 100 % Expenditure above the appropriate LHA based cap Nil	Expenditure up to and including the appropriate LHA based cap 100 % Expenditure above the appropriate LHA based cap Nil	No Change
9 Modular Improvements Rule	HRA rent rebates in England and Wales Nil	HRA rent rebates in England and Wales Nil	No change
10 Extended payments	Rent allowance Non-HRA rent rebate Council Tax Benefit HRA rent rebate 100 %	Rent allowance Non-HRA rent rebate HRA rent rebate 100%	Change
11 Discretionary Local Schemes	0.2% addition to their annual benefit subsidy, capped at 75% of the total benefit cost of the local scheme to the LA	0.2% addition to their annual benefit subsidy, capped at 75% of the total benefit cost of the local scheme to the LA	No change

Appendix B – Effective dates of rent officers’ determination

Event	Effective date
1 New claims	The date entitlement starts or, when the 13 week rule applies, from the 14 th benefit week of entitlement
2 Change of circumstances	Effective date of change
3 Final determination higher than IRL	The same as in 1 above
4 Final determination lower than IRL	The same as in 1 above
5 Redetermination lower than original determination	Date of redetermination or following Monday*
6 Redetermination higher than determination	Date of original determination, ie whichever original date is appropriate under 1-3 above
At the 52 week review	
7 Determination is higher than existing determination	<p>Rent paid weekly or in multiples of weeks: The first day of the benefit week in which the day following the last day of the 52 week exclusion period (starting from the date of the previous application to the rent officer) occurs.</p> <p>Rent paid other than weekly or in multiples of weeks: The day following the last day of the 52 week exclusion period.</p>
8 Determination is lower than determination	The first day of the benefit week following existing the date the local authority receives the determination

*In the case of items 4 and 5, when a payment for the week of the final determination or redetermination has already been made when the rent officer’s decision is received, LAs may use, as the effective date for subsidy purposes, the

- date of the determination, or
- following Monday

Appendix C – Subsidy arrangements for hostel accommodation

A definition of hostel is contained at regulation 2(1) of the Housing Benefit Regulations 2006.

Hostel Type	Subsidy Control
A Hostel run by RSL RSL is landlord	Referral to the rent officer *
B Local Authority Hostels:	
i including social services hostels where Social Services Department is part of the same LA as the Housing Department	Outside HRA: DRI rule
ii as i but RSL is managing agent (LA is landlord)	Outside HRA: DRI rule
iii where Social Services Department is part of County Council	Mandatory referral to the rent officer
iv as iii but RSL is managing agent	Mandatory referral to the rent officer
C Health Authority Hostels	Mandatory referral to the rent officer
D Resettlement Units	Mandatory referral to the rent officer
E Private Sector Hostels:	
i private landlord is landlord	Mandatory referral to the rent officer
ii RSL is managing agent	Mandatory referral to the rent officer
F Salvation Army Hostels as	Mandatory referral to the rent officer (unless registered as RSL – then referral per *)
G YMCA Hostels as	Mandatory referral to the rent officer (unless registered as RSL – then referral per *)
H Youth Hostels as	Mandatory referral to the rent officer (unless registered as RSL – then referral per *)

Key DRI = Disproportionate rent increase
RSL = Registered Social Landlord
* Referral must be made if the authority considers the
I accommodation is over-large for the claimant’s reasonable housing needs,
or
ii rent for the accommodation is unreasonably high

Appendix D – Administration Subsidy distribution for 2013/14

Local Authority	Main administration subsidy (£)	Additional administration subsidy (£)
England		
Adur	360,367	17,818
Allerdale	592,208	29,288
Amber Valley	734,113	36,309
Arun	992,923	49,078
Ashfield	815,147	40,356
Ashford	674,921	33,638
Aylesbury Vale	815,233	40,343
Babergh	430,688	21,309
Barking & Dagenham	1,773,086	87,637
Barnet	2,559,480	145,168
Barnsley	1,848,835	91,426
Barrow in Furness	510,224	25,276
Basildon	1,283,394	63,502
Basingstoke and Deane	855,419	42,317
Bassetlaw	741,642	37,010
Bath & North East Somerset	987,115	48,846
Bedford	1,096,198	54,257
Bexley	1,409,283	69,687
Birmingham	10,389,914	514,041
Blaby	376,436	18,622
Blackburn with Darwen	1,208,587	59,880
Blackpool	1,733,139	85,680
Bolsover	524,869	25,947
Bolton	2,370,241	117,965
Boston	469,311	24,022
Bournemouth	1,595,816	78,932
Bracknell Forest	620,712	30,686
Bradford	4,378,273	216,574
Braintree	883,611	43,741
Breckland	793,907	39,272
Brent	3,196,771	158,122
Brentwood	323,339	15,979
Brighton and Hove	2,543,540	125,914
Bristol	3,613,496	178,861
Broadland	512,030	25,333
Bromley	1,743,591	86,182
Bromsgrove	369,734	18,283

Local Authority	Main administration subsidy (£)	Additional administration subsidy (£)
Broxbourne	641,106	31,727
Broxtowe	569,376	28,178
Burnley	890,574	50,730
Bury	1,300,426	64,331
Calderdale	1,606,800	79,443
Cambridge	622,151	30,787
Camden	2,439,742	120,801
Cannock Chase	669,302	33,089
Canterbury	804,103	39,786
Carlisle	648,541	32,074
Castle Point	498,900	24,695
Central Bedfordshire	1,219,146	60,388
Charnwood	795,868	39,335
Chelmsford	788,957	39,029
Cheltenham	671,038	33,210
Cherwell	735,159	36,407
Cheshire East	1,905,050	95,228
Cheshire West and Chester	1,909,615	94,503
Chesterfield	799,272	39,540
Chichester	604,095	29,894
Chiltern	344,392	17,044
Chorley	587,170	29,045
Christchurch	285,082	14,095
City of London	113,842	4,884
Colchester	995,750	49,219
Copeland	448,225	22,182
Corby	525,163	30,962
Cornwall	3,744,423	185,184
Cotswold	401,312	19,858
Coventry	2,727,737	134,962
Craven	248,045	12,275
Crawley	805,062	39,828
Croydon	3,064,136	151,606
Dacorum	761,906	37,730
Darlington	827,642	40,954
Dartford	548,118	27,092
Daventry	342,657	16,955
Derby	1,789,513	88,501
Derbyshire Dales	292,114	14,443
Doncaster	2,522,827	124,742
Dover	784,268	38,775
Dudley	2,151,706	106,506
Durham	4,380,089	216,478
Ealing	2,824,796	139,793

Local Authority	Main administration subsidy (£)	Additional administration subsidy (£)
East Cambridgeshire	408,636	20,208
East Devon	675,862	33,420
East Dorset	384,160	18,986
East Hampshire	488,766	24,184
East Hertfordshire	602,664	29,794
East Lindsey	1,088,672	53,872
East Northamptonshire	436,354	21,591
East Riding of Yorkshire	1,936,695	95,762
East Staffordshire	678,943	33,597
Eastbourne	848,096	41,981
Eastleigh	567,878	28,069
Eden	218,260	10,788
Elmbridge	543,398	26,877
Enfield	3,116,405	154,024
Epping Forest	614,221	30,400
Epsom and Ewell	312,217	15,441
Erewash	708,872	35,104
Exeter	772,738	38,530
Fareham	426,204	21,078
Fenland	724,983	35,857
Forest Heath	354,177	17,515
Forest of Dean	508,950	25,276
Fylde	406,458	20,382
Gateshead	1,638,810	81,042
Gedling	687,474	33,988
Gloucester	907,799	44,885
Gosport	632,901	31,455
Gravesham	664,042	32,845
Great Yarmouth	915,383	45,285
Greenwich	2,733,483	135,210
Guildford	626,599	30,999
Hackney	3,790,068	187,516
Halton	1,111,237	54,981
Hambleton	405,187	20,042
Hammersmith and Fulham	1,894,785	93,778
Harborough	287,055	14,210
Haringey	2,913,573	144,136
Harlow	679,301	33,601
Harrogate	702,820	34,798
Harrow	1,720,255	85,147
Hart	246,764	12,217
Hartlepool	1,014,509	50,202
Hastings	1,004,969	49,779
Havant	787,417	38,964

Local Authority	Main administration subsidy (£)	Additional administration subsidy (£)
Havering	1,380,485	68,307
Herefordshire	1,024,858	50,701
Hertsmere	601,629	29,756
High Peak	549,240	27,143
Hillingdon	1,971,251	97,520
Hinckley and Bosworth	486,859	24,066
Horsham	495,441	24,502
Hounslow	1,955,025	96,739
Huntingdonshire	846,108	41,821
Hyndburn	744,603	36,832
Ipswich	982,748	49,491
Isle of Wight	1,160,178	57,428
Isles of Scilly	4,623	216
Islington	2,822,565	139,718
Kensington and Chelsea	1,612,839	79,815
Kettering	560,743	27,726
King's Lynn & West Norfolk	954,346	47,222
Kingston upon Hull	2,631,913	130,165
Kingston upon Thames	924,315	45,685
Kirklees	2,938,327	145,346
Knowsley	1,621,257	80,223
Lambeth	3,873,117	191,591
Lancaster	880,815	43,585
Leeds	5,492,207	271,834
Leicester	2,855,320	141,175
Lewes	565,044	27,932
Lewisham	3,842,441	190,054
Lichfield	456,904	22,616
Lincoln	767,271	37,930
Liverpool	5,877,279	290,778
Luton	1,495,472	73,924
Maidstone	795,300	39,320
Maldon	304,656	15,075
Malvern Hills	368,087	18,211
Manchester	5,382,698	266,189
Mansfield	800,117	39,602
Medway	1,901,395	94,013
Melton	220,747	10,922
Mendip	660,595	32,661
Merton	1,329,953	65,812
Mid Devon	423,547	20,933
Mid Suffolk	365,618	18,096
Mid Sussex	505,919	25,040
Middlesbrough	1,556,404	77,022

Local Authority	Main administration subsidy (£)	Additional administration subsidy (£)
Milton Keynes	1,819,087	89,952
Mole Valley	341,531	16,882
New Forest	809,329	40,050
Newark and Sherwood	612,769	30,330
Newcastle under Lyne	754,212	37,384
Newcastle upon Tyne	2,395,348	118,555
Newham	3,030,678	148,684
North Devon	652,825	32,306
North Dorset	327,308	16,420
North East Derbyshire	535,207	26,460
North East Lincolnshire	1,532,358	75,794
North Hertfordshire	744,057	36,792
North Kesteven	490,485	24,255
North Lincolnshire	1,214,776	60,087
North Norfolk	631,809	31,248
North Somerset	1,394,025	69,010
North Tyneside	1,601,886	79,178
North Warwickshire	340,372	16,837
North West Leicestershire	467,087	23,111
Northampton	1,476,860	73,102
Northumberland	2,152,183	106,445
Norwich	1,233,175	61,008
Nottingham	2,974,332	149,109
Nuneaton and Bedworth	823,756	40,758
Oadby and Wigston	233,429	11,550
Oldham	1,906,394	94,784
Oxford	900,038	44,511
Pendle	757,158	37,468
Peterborough	1,544,602	78,219
Plymouth	2,162,899	107,021
Poole	863,193	42,697
Portsmouth	1,864,698	92,208
Preston	1,035,608	51,217
Purbeck	243,378	12,036
Reading	1,177,901	58,256
Redbridge	1,713,969	84,703
Redcar and Cleveland	1,264,129	62,576
Redditch	548,743	27,188
Reigate and Banstead	659,974	32,625
Ribble Valley	203,441	10,064
Richmond upon Thames	931,194	46,101
Richmondshire	205,893	10,519
Rochdale	1,823,041	95,047
Rochford	360,015	17,814

Local Authority	Main administration subsidy (£)	Additional administration subsidy (£)
Rossendale	478,888	23,718
Rother	572,700	28,317
Rotherham	1,898,189	93,871
Rugby	571,882	28,313
Runnymede	402,756	19,947
Rushcliffe	413,897	20,461
Rushmoor	589,640	29,160
Rutland	139,243	6,890
Ryedale	275,543	13,806
Salford	2,415,826	119,614
Sandwell	3,013,350	149,091
Scarborough	964,419	47,726
Sedgemoor	768,458	37,982
Sefton	2,129,767	105,257
Selby	380,782	18,848
Sevenoaks	516,399	25,547
Sheffield	3,868,847	191,428
Shepway	810,740	40,095
Shropshire	1,656,712	82,042
Slough	1,129,359	55,828
Solihull	1,133,411	56,112
South Bucks	243,552	12,054
South Cambridgeshire	482,616	23,878
South Derbyshire	399,796	19,779
South Gloucestershire	1,410,069	69,772
South Hams	458,955	22,710
South Holland	497,428	24,612
South Kesteven	696,685	34,474
South Lakeland	417,461	22,429
South Norfolk	600,801	29,742
South Northamptonshire	287,374	14,201
South Oxfordshire	479,097	23,694
South Ribble	543,316	26,889
South Somerset	954,454	47,206
South Staffordshire	505,897	25,024
South Tyneside	1,367,692	67,662
Southampton	1,906,914	94,298
Southend on Sea	1,426,447	70,564
Southwark	3,573,707	176,935
Spelthorne	472,002	23,338
St Albans	503,947	24,929
St Edmundsbury	543,521	26,910
St Helens	1,507,351	74,573
Stafford	582,629	28,792

Local Authority	Main administration subsidy (£)	Additional administration subsidy (£)
Staffordshire Moorlands	435,949	21,554
Stevenage	588,214	29,101
Stockport	1,733,490	85,773
Stockton on Tees	1,576,108	77,914
Stoke on Trent	2,172,270	107,490
Stratford on Avon	558,614	27,570
Stroud	517,218	25,593
Suffolk Coastal	564,032	27,927
Sunderland	2,746,296	135,869
Surrey Heath	321,720	15,924
Sutton	1,254,961	62,036
Swale	948,635	46,906
Swindon	1,345,188	66,562
Tameside	1,951,514	96,496
Tamworth	451,289	22,319
Tandridge	347,353	17,207
Taunton Deane	659,237	32,586
Teignbridge	759,873	37,585
Telford and Wrekin	1,326,404	65,595
Tendring	1,231,917	60,954
Test Valley	536,255	26,533
Tewkesbury	396,792	19,630
Thanet	1,377,125	68,131
Three Rivers	424,302	20,974
Thurrock	1,048,417	51,921
Tonbridge and Malling	582,676	28,830
Torbay	1,415,794	70,044
Torridge	432,554	21,386
Tower Hamlets	4,011,815	198,517
Trafford	1,372,806	67,904
Tunbridge Wells	541,894	26,826
Uttlesford	279,606	13,840
Vale of White Horse	482,253	23,877
Wakefield	2,739,853	135,468
Walsall	2,658,971	131,624
Waltham Forest	2,321,031	114,827
Wandsworth	2,546,831	126,128
Warrington	1,245,860	62,442
Warwick	622,327	30,831
Watford	602,836	29,809
Waveney	876,040	43,365
Waverley	460,999	22,817
Wealden	620,802	30,700
Wellingborough	544,230	26,919

Local Authority	Main administration subsidy (£)	Additional administration subsidy (£)
Welwyn Hatfield	634,018	31,346
West Berkshire	722,868	35,787
West Devon	302,999	15,292
West Dorset	529,070	26,165
West Lancashire	667,915	33,019
West Lindsey	556,740	27,543
West Oxfordshire	468,865	23,174
West Somerset	259,980	12,870
Westminster	2,423,060	119,907
Weymouth and Portland	526,341	26,036
Wigan	2,261,092	111,951
Wiltshire	2,280,072	112,745
Winchester	466,448	23,062
Windsor and Maidenhead	603,808	29,875
Wirral	2,691,091	133,097
Woking	447,904	22,158
Wokingham	427,380	21,021
Wolverhampton	2,478,989	122,645
Worcester	656,515	32,482
Worthing	684,376	33,852
Wychavon	567,013	28,025
Wycombe	853,975	42,489
Wyre	781,721	38,674
Wyre Forest	688,970	34,109
York	986,773	48,839

Local Authority	Main administration subsidy (£)	Additional administration subsidy (£)
Wales		
Blaenau Gwent	692,053	34,845
Bridgend	1,052,182	52,063
Caerphilly	1,303,309	64,454
Cardiff	2,524,531	124,989
Carmarthenshire	1,196,050	59,190
Ceredigion	436,253	21,568
Conwy	829,384	41,022
Denbighshire	701,376	34,689
Flintshire	877,195	43,373
Gwynedd	806,129	39,843
Isle of Anglesey	467,178	23,092
Merthyr Tydfil	531,398	26,281
Monmouthshire	454,907	22,520
Neath Port Talbot	1,191,756	58,922
Newport	1,142,828	56,505
Pembrokeshire	749,777	37,110
Powys	738,202	36,488
Rhondda Cynon Taf	1,904,668	94,207
Swansea	1,789,953	88,567
Torfaen	778,180	38,492
Vale of Glamorgan	757,897	37,502
Wrexham	865,918	43,565

Local Authority	Main administration subsidy (£)	Additional administration subsidy (£)
Scotland		
Aberdeen	1,183,042	58,544
Aberdeenshire	1,062,189	47,820
Angus	697,967	34,564
Argyll and Bute	597,699	29,588
Clackmannanshire	380,159	18,823
Comhairle nan Eilean Siar	196,526	9,622
Dumfries and Galloway	1,142,046	56,547
Dundee	1,456,470	72,164
East Ayrshire	995,966	49,304
East Dunbartonshire	442,850	21,931
East Lothian	579,940	28,705
East Renfrewshire	321,400	15,915
Edinburgh	3,249,727	160,973
Falkirk	1,070,210	52,983
Fife	2,474,460	122,483
Glasgow	7,032,731	343,074
Highland	1,383,110	65,833
Inverclyde	817,062	39,546
Midlothian	544,932	26,948
Moray	478,956	23,694
North Ayrshire	1,256,124	62,235
North Lanarkshire	2,680,139	132,640
Orkney	111,630	5,527
Perth and Kinross	827,343	40,964
Renfrewshire	1,444,689	71,571
Scottish Borders	770,492	38,156
Shetland	91,107	4,318
South Ayrshire	828,679	41,031
South Lanarkshire	2,141,311	106,068
Stirling	447,836	22,167
West Dunbartonshire	1,007,211	49,781
West Lothian	1,205,780	59,706

Appendix E – Weekly limit rents for LAs in England 2013/14

	Weekly Limit Rent
Adur	£87.87
Arun	£87.59
Ashfield	£64.77
Ashford	£85.37
Babergh	£84.52
Barking & Dagenham	£91.79
Barnet	£101.53
Barnsley	£70.50
Barrow in Furness	£71.93
Basildon	£82.21
Bassetlaw	£68.87
Birmingham	£78.63
Blackpool	£67.16
Bolsover	£76.37
Bournemouth	£79.23
Brent	£109.48
Brentwood	£90.06
Brighton and Hove	£80.24
Bristol	£76.99
Broxtowe	£70.37
Bury	£73.15
Cambridge	£96.50
Camden	£114.81
Cannock Chase	£71.93
Canterbury	£84.59
Castle Point	£85.44
Central Bedfordshire	£96.01
Charnwood	£70.52
Cheltenham	£77.30
Cheshire West and Chester	£77.18
Chesterfield	£74.99
City of London	£103.37
Colchester	£82.96
Corby	£74.14
Cornwall	£68.06
Crawley	£97.11
Croydon	£101.92
Dacorum	£101.77
Darlington	£67.54
Dartford	£85.40
Derby	£74.54
Doncaster	£69.06

	Weekly Limit Rent
Dover	£81.22
Dudley	£78.61
Durham	£65.57
Ealing	£99.49
East Devon	£76.99
East Riding of Yorkshire	£74.24
Eastbourne	£73.96
Enfield	£96.51
Epping Forest	£94.09
Exeter	£71.39
Fareham	£85.70
Gateshead	£72.13
Gloucester	£74.87
Gosport	£80.49
Gravesham	£85.39
Great Yarmouth	£71.01
Greenwich	£97.45
Guildford	£104.63
Hackney	£96.19
Hammersmith and Fulham	£109.59
Haringey	£101.34
Harlow	£88.05
Harrogate	£77.41
Harrow	£106.51
Havering	£91.21
High Peak	£69.98
Hillingdon	£104.94
Hinckley and Bosworth	£74.33
Hounslow	£99.03
Ipswich	£77.81
Isles of Scilly	£76.77
Islington	£109.49
Kensington and Chelsea	£121.76
Kettering	£77.25
Kingston upon Hull	£70.89
Kingston upon Thames	£107.59
Kirklees	£66.83
Lambeth	£104.01
Lancaster	£73.44
Leeds	£70.03
Leicester	£69.14
Lewes	£85.29
Lewisham	£90.99
Lincoln	£65.05
Luton	£82.30
Manchester	£70.70
Mansfield	£69.36

	Weekly Limit Rent
Medway	£78.12
Melton	£72.82
Mid Devon	£74.94
Mid Suffolk	£78.35
Milton Keynes	£80.89
New Forest	£93.31
Newark and Sherwood	£73.97
Newcastle upon Tyne	£71.29
Newham	£91.60
North East Derbyshire	£76.04
North Kesteven	£72.93
North Tyneside	£71.89
North Warwickshire	£83.13
North West Leicestershire	£74.43
Northampton	£78.71
Northumberland	£64.56
Norwich	£75.36
Nottingham	£71.24
Nuneaton and Bedworth	£73.45
Oadby and Wigston	£74.95
Oldham	£65.86
Oxford	£102.10
Poole	£81.34
Portsmouth	£80.62
Reading	£100.09
Redbridge	£99.37
Redditch	£74.29
Richmondshire	£74.11
Rotherham	£71.20
Rugby	£81.52
Runnymede	£104.89
Salford	£71.99
Sandwell	£78.06
Sedgemoor	£74.54
Selby	£74.67
Sheffield	£68.08
Shepway	£80.16
Shropshire	£77.60
Slough	£100.33
Solihull	£78.31
South Cambridgeshire	£99.87
South Derbyshire	£75.83
South Holland	£71.69
South Kesteven	£74.38
South Tyneside	£70.65
Southampton	£80.25
Southend on Sea	£82.22

	Weekly Limit Rent
Southwark	£101.92
St Albans	£106.26
Stevenage	£93.40
Stockport	£70.75
Stoke on Trent	£67.62
Stroud	£78.94
Sutton	£100.94
Swindon	£78.48
Tamworth	£76.63
Tandridge	£92.89
Taunton Deane	£78.18
Tendring	£79.63
Thanet	£77.91
Thurrock	£81.71
Tower Hamlets	£104.21
Uttlesford	£94.52
Waltham Forest	£96.32
Wandsworth	£118.21
Warwick	£88.77
Waveney	£75.13
Waverley	£105.82
Wealden	£81.05
Welwyn Hatfield	£101.40
West Lancashire	£72.36
Westminster	£118.82
Wigan	£73.64
Wiltshire	£85.08
Winchester	£96.00
Woking	£99.24
Wokingham	£107.22
Wolverhampton	£75.55
York	£75.61

Appendix F – Amounts for rent rebate subsidy deduction calculation for LAs in Wales 2013/14

	Specified Amount 'O'	Guideline Rent Increase 'P'
Caerphilly	£69.10	£2.53
Cardiff	£78.98	£3.01
Carmarthenshire	£68.61	£3.15
Denbighshire	£66.08	£3.62
Flintshire	£68.56	£3.46
Isle of Anglesey	£64.70	£3.08
Pembrokeshire	£69.20	£3.90
Powys	£70.63	£2.60
Swansea	£67.71	£2.94
Vale of Glamorgan	£75.92	£2.73
Wrexham	£67.92	£3.49

Appendix G – Subsidy arrangements for Temporary Accommodation

Calculating subsidy

- 1 The weekly amount of subsidy payable in cases subject to Articles 17 – 17C is the **lowest** of the
 - weekly HB entitlement (the amount paid to the customer for the week or part week, as the case may be)
 - maximum weekly subsidy amount (described below), or
 - upper cap limit £375 or £500 (also detailed below)

- 2 A maximum weekly subsidy cap of £500 is applicable in respect of customers placed into temporary accommodation located in the following BRMAs, in London
 - Central London
 - Inner West
 - Inner North
 - Inner South West
 - Inner East
 - Inner South East
 - Outer South West

- 3 A maximum weekly subsidy cap of £375 is applicable for customers placed into temporary accommodation located in
 - all remaining BRMAs in London (not listed above), and
 - all other BRMAs outside of London

Notes for all cases

- By landlord we mean the claimant's immediate landlord, i.e. the person to whom the claimant is ultimately liable to pay their rent.
- From April 2011, the subsidy scheme only applies to 'homelessness accommodation'. This is accommodation made available to discharge any of the LA's statutory homelessness functions, or to prevent homelessness.
- The legislation now refers to all 'licensed' accommodation cases as, 'accommodation which the authority has a right to use under an agreement, other than a lease, with a third party'.
- All cases where the person's appropriate home is in supported housing that is 'exempt accommodation', will continue to be excluded from this scheme.

Item no.	Accommodation	Landlord	Treatment under HB	Maximum weekly subsidy amount	Cell no. on subsidy claim form
Cases subject to Articles 17 – 17C					
1	Great Britain Homelessness accommodation (excluding prevention cases): <ul style="list-style-type: none"> • Board and lodging (B&B). 	LA or RSL	Non HRA rent rebate or Rent Allowance	One bedroom LHA rate	012 & 013 – LA landlord or 104 & 105 – RSL
2	Great Britain Homelessness accommodation: <ul style="list-style-type: none"> • Non self-contained, • Held on licence. 	LA or RSL	Non HRA rent rebate or Rent Allowance	One bedroom LHA rate	012 & 013 – LA landlord or 104 & 105 – RSL
3	Great Britain Homelessness accommodation: <ul style="list-style-type: none"> • Non self-contained, • Leased to the LA, (Including hostels on a lease), • Period up to 10 years, • Outside HRA in England, • In or outside HRA in Wales and Scotland. 	LA	Non HRA rent rebate in England, Non HRA or HRA rent rebate in Wales / Scotland	90% one bedroom LHA rate + £40 or £60	014 & 015 (non HRA in Wales and HRA in Scotland). 056 & 057 (HRA Wales)
4	Wales or Scotland only Homelessness accommodation: <ul style="list-style-type: none"> • Non self-contained • Leased to the LA (Including hostels on a lease) • Period 10 years or over, • In or outside HRA 	LA	Non HRA or HRA rent rebate in Wales / Scotland	90% one bedroom LHA rate + £40 or £60	014 & 015 (non HRA in Wales and Scotland and HRA in Scotland). 056 & 057 (HRA Wales)
5	Great Britain Homelessness accommodation: <ul style="list-style-type: none"> • Non self-contained, • Leased to or owned by RSL, (Including hostels) • Any period. 	RSL	Rent Allowance	90% one bedroom LHA rate + £40 or £60	106 & 107
6	Great Britain Homelessness accommodation: <ul style="list-style-type: none"> • Self contained, • Held on licence by LA or RSL. 	LA or RSL	Non HRA rent rebate or Rent Allowance	90% of appropriate LHA rate + £40 or £60	014 & 015 – LA or 106 & 107 - RSL
7	England Homelessness accommodation: <ul style="list-style-type: none"> • Self-contained, • Leased to the LA • Period up to 10 years, • Outside HRA. 	LA	Non HRA rent rebate in England	90% of appropriate LHA rate + £40 or £60	014 & 015

Item no.	Accommodation	Landlord	Treatment under HB	Maximum weekly subsidy amount	Cell no. on subsidy claim form
8	<p>Wales and Scotland Homelessness accommodation:</p> <ul style="list-style-type: none"> • Self-contained, • Leased to the LA, • Any period, • In or outside HRA. 	LA	Non HRA or HRA rent rebate in Wales / Scotland	90% of appropriate LHA rate + £40 or £60	014 & 015 (non HRA in Wales and Scotland and HRA in Scotland). 056 & 057 in Wales
9	<p>Great Britain Homelessness accommodation:</p> <ul style="list-style-type: none"> • Self contained, • Leased to RSL, • Owned by RSL*, • Any period. <p>*Applies only to accommodation acquired by an RSL, the purpose of which is to be used as homelessness accommodation.</p>	RSL	Rent Allowance	90% of appropriate LHA rate + £40 or £60	106 & 107
10	<p>Great Britain Homelessness accommodation:</p> <ul style="list-style-type: none"> • Leased to or owned by RSL, • Sub-leased to the LA. <p>Treat as 3, 4, 7 or 8 - LA-leased.</p>	LA	Non HRA rent rebate in England, Non HRA or HRA rent rebate in Wales / Scotland	90% of appropriate LHA rate + £40 or £60 (use one bed rate if non self-contained)	014 & 015 (non HRA in England, Wales and Scotland, HRA in Scotland). 056 & 057 (HRA in Wales)
Cases which are not subject to Articles 17 – 17C					
11	<p>Great Britain Hostels,</p> <ul style="list-style-type: none"> • Owned by LA, • Outside HRA in England, • In or outside HRA in Wales and Scotland. 	LA	HRA and/or Non HRA rent rebate	100% subsidy up to level of rent.	023 (non HRA in England & Wales and HRA in Scotland) or 060 (HRA in Wales)
12	<p>Great Britain Supported exempt accommodation.</p>	Housing Association, Non metropolitan county council in England etc.	Rent Allowance	TA subsidy rules do not apply. Treated separately for subsidy purposes.	096, 097 & 098

Referring rents to a Rent Officer

- 4 As this scheme relates only to HB subsidy, there remains some flexibility in these cases as to the level of rent that will be met by HB, i.e. the eligible rent. It is also a reason for having cells in the Subsidy Claim Form that record 'expenditure above the cap'. The existing HB regulations when the landlord is a registered housing association remain unchanged. These cases continue to be treated as 'excluded' rent allowance cases for HB purposes (see below). However, the Department did provide guidance in May 2010, *HB/CTB Circular S4/2010*, advising LAs to use the maximum subsidy amounts in this scheme as a benchmark for considering whether or not the rent is unreasonably high. That guidance is essentially repeated here, for ease of reference.
- 5 Under Schedule 2 paragraph 3 of the HB Regulations 2006, the relevant LA is not required to apply to a Rent Officer for a determination in relation to a registered housing association tenancy except in a situation where the LA considers that the
- claimant occupies a dwelling larger than is reasonably required by the claimant and any others who occupy that dwelling (including any non-dependants of the claimant and any person paying rent to the claimant), or
 - rent payable for that dwelling is unreasonably high
- See: <http://www.legislation.gov.uk/uksi/2006/213/schedule/2/made>
- The Housing Benefit Regulations 2006 (SI 2006/213)*
- 6 This means that a tenancy with a registered housing association as the landlord is 'excluded' from mainstream LHA rules or, as was the case pre-LHA, mandatory Rent Officer referral. It also means that the rent does not have to be referred simply because it is high, or higher than for similar properties. It must be **unreasonably** high before a referral needs to be made.
- 7 A referral is also required if the authority considers that the accommodation is larger than is reasonably required by the claimant and any others who may occupy the dwelling. In such circumstances the authority should have regard to the circumstances and housing options available to the individual household.
- 8 In relation to a profit-making registered provider of social housing, the above provision exempting tenancies from Rent Officer referral only applies to the provider's social housing. All other housing would be subject to the local housing allowance.

What is reasonable?

- 9 As every authority is given discretion under the regulations, you should not have a blanket policy of either referral or non-referral of registered housing association cases. However, uniform procedures for assessment of each case should be put in place for staff to follow, backed up by training and written guidance in order to achieve consistency and fairness.
- 10 The DWP believes that the formulae for calculating maximum subsidy in cases subject to this scheme, along with the upper cap limits, provides sufficient resources to meet the reasonable costs of the leasing obligations to the landlord and any reasonable management costs. Therefore the LA should have regard to these figures when deciding whether or not a referral is required.
- 11 The LA should make an informed decision about whether the rent is appropriate given the circumstances of a particular case. It may be reasonable to agree a rent that is higher than will be recouped through subsidy. Conversely, when the actual costs of leasing and managing property are lower than the maximum subsidy amount, it would be reasonable to expect the rent level to reflect this lower amount.

Treatment of HB following referral to a Rent Officer

- 12 If a tenancy of a registered housing association is referred to the Rent Officer because the accommodation is too large or the rent unreasonably high, then the maximum rent rules apply to the determination of the eligible rent. HB is then payable up to the eligible rent.
- 13 For HB subsidy purposes, the amount payable in these cases continues to be the **lowest** of the
- weekly HB entitlement (the amount paid to the customer for the week or part week, as the case may be)
 - maximum weekly subsidy amount, or
 - upper cap limit of £375 or £500

The following examples use specific locations for illustrative purposes only

Subsidy Treatment - Example 1 - Rent Officer referral for HAL tenancy (Central London)

6 room property (4 bedrooms). Central London BRMA.

Leased by registered housing association as part of HAL scheme.

Rent is set at £1000 per week.

It is April 2011 and LA decides to refer rent to the Rent Officer.

Rent Officer determination for the property is £700.

Maximum rent is therefore £700.

- Weekly HB entitlement (claimant on full HB) = £700

- Maximum weekly subsidy amount is 4 bed LHA (£1,150) – 10% (£115) + £40 = £1,075
- Upper cap limit = £500

Subsidy payable is the lowest of the three = £500 (Expenditure above the cap = £200)

Subsidy Treatment - Example 2 - Rent Officer referral for HAL tenancy (Aberdeen City).

4 room property (3 bedrooms). Aberdeen and Shire BRMA

Leased by registered housing association as part of HAL scheme.

Rent is set at £200 per week.

It is April 2011 and LA decides to refer rent to the Rent Officer.

Rent Officer determination for the property is £160.

Maximum rent is therefore £160.

- Weekly HB entitlement (claimant on full HB) = £160
- Maximum weekly subsidy amount is 3 bed LHA (£173.08) – 10% (£17.31) + £60 = £215.77
- Upper cap limit = £375

Subsidy payable is lowest of the three = £160. (Expenditure is below the cap.)

Key definitions

Registered Housing Association

- 14 The definition of a registered housing association has been updated. The term 'registered housing association' has the same meaning as in regulation 2(1) of the Housing Benefit Regulations 2006. 'Registered housing association' means a
- private registered provider of social housing, as defined by the Housing and Regeneration Act 2008. These bodies (formerly known as Registered Social Landlords (RSLs)) are registered with the Tenant Services Authority, the regulator of social housing in England
 - housing association which is registered in a register maintained by Welsh Ministers under Chapter 1 of Part 1 of the Housing Act 1996, or
 - housing association which is registered by Scottish Ministers by virtue of section 57(3)(b) of the Housing (Scotland) Act 2001
- 15 In England, instead of having Registered Social Landlords (RSLs) there are now two types of Private Registered Providers (PRPs) of social housing: those that are non profit-making (effectively the same as previous RSLs); and those that are profit-making (this could be, for example, a private rented sector landlord that has some social housing stock and is registered with the regulator).
- 16 For ease, registered housing associations have also been referred to as RSLs in some sections of this guidance.

Exempt accommodation

- 17 Exempt supported accommodation cases dealt with under the pre-1996 rules (including those placed under homelessness legislation) are described as those where the accommodation is provided by a:
- housing association
 - registered charity
 - voluntary organisation, or
 - non-metropolitan county council in England,
- that is also
- the landlord, **and**
 - responsible for providing the care, support and supervision or for having it provided on their behalf, to meet their tenant's needs
- 18 These homes are exempt from both the maximum rent and LHA methods of working out the eligible rent. These rent allowance cases rely on the pre-1996 system of rent restriction and its allied subsidy rules.

Board and lodging accommodation

- 19 'Board and lodging accommodation' means
- (a) accommodation provided for a charge which is inclusive of the provision of that accommodation and at least some cooked or prepared meals which are both cooked or prepared and consumed in that accommodation or associated premises, or
 - (b) accommodation provided in a hotel, guest house, lodging house or some similar establishment,

but it does not include accommodation in a residential care home or nursing home within the meaning of regulation 19(3) of the Income Support (General) Regulations 1987 nor in a hostel within the meaning of Regulation 14 of the Housing Benefit Regulations or, as the case may be, Regulation 14 of the Housing Benefit (State Pension Credit) Regulations.

Self-contained accommodation

- 20 Accommodation is self-contained if the claimant's household is **not** required to share one or more of the following with another household
- kitchen
 - bathroom, or
 - toilet

Licensed accommodation

- 21 Generally, accommodation will be held on licence (rather than a lease) in circumstances where the local housing authority has occupation rights in respect of homeless persons but does not have the right to exclusive occupation for a defined term on payment of rent. This is likely to be accommodation which the authority has agreement to use on a nightly, weekly or monthly basis to accommodate potentially homeless people.
- 22 From April 2011, for Housing Benefit subsidy purposes, 'licensed' accommodation is referred to in the legislation as: 'accommodation which the authority has a right to use under an agreement, other than a lease, with a third party'.