

**The Housing Benefit (Amendment) Regulations
2010 (S.I. No. 2010/2835)**

**The Rent Officers (Housing Benefit Functions)
Amendment Order 2010 (S.I. No. 2010/2836)**

**Report by the Social Security Advisory Committee under
Section 174(1) of the Social Security Administration Act
1992 and the statement by the Secretary of State for Work
and Pensions in accordance with Section 174(2) of that Act**

*Presented to Parliament pursuant to
Section 174(2) of the Social Security Administration Act 1992*

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Statement by the Secretary of State for Work and Pensions in accordance with section 174(2) of the Social Security Administration Act 1992

The Housing Benefit (Amendment) Regulations 2010

The Rent Officers (Housing Benefit Functions) Amendment Order 2010

Introduction

1. The Government referred the draft Housing Benefit (Amendment) Regulations 2010 to the Social Security Advisory Committee on 4 August 2010 in accordance with Section 172 (1) of the Social Security Administration Act 1992.

2. In addition, the Government referred associated amendments relating to the Rent Officers (Housing Benefit Functions) Amendment Order 1997 for consideration by the Committee.

3. In the June 2010 Budget, the Government set out a range of proposals aimed at curbing Housing Benefit expenditure that will be introduced between 2011 and 2013. The measures the Government have referred to the Committee relate to changes that will come into effect in 2011. Specifically, these are:

- the removal of the five bedroom Local Housing Allowance rate so that the maximum level is for a four bedroom property.
- the introduction of absolute caps so that Local Housing Allowance weekly rates cannot exceed £250 for a one bedroom property; £290 for a two bedroom property; £340 for a three bedroom property; £400 for a four bedroom property.
- the removal of £15 weekly Housing Benefit excess that some customers can receive under the Local Housing Allowance arrangements.
- to include an additional bedroom within the size criteria used to assess Housing Benefit claims in the private rented sector where a disabled person, or someone with a long term health condition, has a proven need for overnight care and this is provided by a non-resident carer.
- setting Local Housing Allowance rates at the 30th percentile of rents in each Broad Rental Market Area rather than the median.

4. Longer term Housing Benefit measures announced in the June 2010 Budget, to come into effect from April 2013, require primary legislation and were not referred to the Committee for its consideration.

5. The Housing Benefit measures should be considered within the wider context of the budget deficit and the reductions in public expenditure that the Government is making to tackle it. Expenditure on Housing Benefit in cash terms has increased significantly from £11 billion in 1999/2000 to £20 billion in 2009/10. Without reform, it is forecast to reach £24 billion by 2015/16. It is essential that the overall cost of Housing Benefit is controlled and therefore the Government is taking these first steps in 2011 towards maintaining a more sustainable Housing Benefit system in future.

6. The amendments to Housing Benefit will create a fairer system of support by taking steps to ensure that people on benefit are not living in accommodation that would be out of reach of most people in work. Primarily, these measures will act to reduce Local Housing Allowance rates to the levels that are more in line with the housing choices made by families on low incomes who are not receiving Housing Benefit.

7. The overall caps on Local Housing Allowance rates will remove the excessively high rates of benefit that have been available to some people since the introduction of the Local Housing Allowance in 2008. The measures will also begin to address the disincentives to work in the current system created by high rates of benefit.

8. The Government has also responded to concerns that the criteria used to determine the size of property a customer requires only takes account of people who live in the customer's dwelling as their home. Therefore a paid carer who resides with the customer is taken into account but no allowance was made for carers who provide overnight care but normally live elsewhere. The amendments we have made account for this inconsistency and subject to certain criteria, local authorities can now include an extra room for the use of non-resident carers in the Housing Benefit calculation.

9. The Government is very grateful to the Committee for its report, and to those who made representations to it. The issues raised by the Committee about the package of measures have been thoroughly considered. The Government recognises that the Committee has significant concerns about its approach to reforming Housing Benefit. However, the amendments to legislation that will come into force in 2011 are the first steps in creating a more balanced, affordable system that will still provide an appropriate level of housing support where it is needed most. The Government has therefore decided to proceed with amendments to the Housing Benefit Regulations and the Rent Officers (Housing Benefit Functions) Order.

10. The Committee has made a number of helpful recommendations that will support the successful implementation of these measures, of which the Government has accepted several. In particular, the Committee raised concerns about the proposed timetable for these measures, and the notice period that would be available for existing customers. The Government acknowledges that a smooth and timely transition is paramount. Therefore, all of the measures set out in these regulations will come into force in April 2011, but a period of transitional protection of up to nine months will be available for existing customers.

11. This statement sets out, in accordance with section 174 (2) of the Social Security Administration Act 1992, the reasons why the Government has not felt it appropriate to accept the Committee's recommendations in full on this occasion.

The Committee's Report

12. The Committee's report recommends that the Government should not go ahead with the package of amendments proposed. The Committee raised a number of concerns about the scale and impact of the changes, and the serious effect this would have on customers claiming Housing Benefit who are living in the private rented sector, particularly those claiming according to Local Housing Allowance rules.

13. The Committee challenged the case for change that was put forward by the Department for Work and Pensions. They felt it was contradictory to suggest that Housing Benefit reform is needed to ensure the housing choices of benefit recipients are geared to a similar level that people in work are likely to achieve, as Housing Benefit is also available to people in work. In addition, the Committee found no evidence to suggest that the housing choices made by Housing Benefit customers are excessive, noting research¹ which suggests that the Local Housing Allowance arrangements are not unduly favourable compared to low income working households.

14. It was noted in the report that the very high rates of benefit seen in London and the South East are driven wholly by rent levels in that area, meaning that there is very little cheap accommodation for those who are not able to access social housing – this, it was felt, was a problem of supply, with high levels of demand driving rent levels. Therefore there is little evidence to suggest that landlords will reduce their rents to reflect the resources available to people who are reliant on Housing Benefit. The Committee's report stated that the effect of these measures would result in customers being unable to access private rented sector accommodation in a number of areas.

15. The Committee commented on the Government's increase in funding for Discretionary Housing Payments which they note represents around 4% of the total cash losses that will result from these measures. They believe this increase will be insufficient to allow local authorities to provide adequate support, even for vulnerable customers, to meet their rent or find suitable accommodation.

16. The Committee concludes that the Housing Benefit measures represent a high risk approach to managing the cost of Local Housing Allowance cases. They note the short timescales for implementation provides little time for those affected to prepare for the changes. The Committee suggests that a national publicity campaign would be needed to ensure these messages are effectively communicated.

17. In response to the individual measures, the Committee was disappointed to note that data was not available to inform the race equality impact of the measure to restrict Local Housing Allowance levels to the four bedroom rate. This was despite previous assurances from the Department that the impact of capping Local Housing Allowance levels at the 5 bedroom rate (from April 2009) would be monitored as part of the Local Housing Allowance 2 year review. The report also noted that the combined impact of the 4 bedroom restriction and

¹ <http://research.dwp.gov.uk/asd/asd5/rports2009-2010/rrep698.pdf>

the overall caps in the Local Housing Allowance would leave larger families in very serious difficulty. The Committee commented that the levels of the overall cap appeared to have been set arbitrarily and in no way reflect the real cost of housing. They also raised concerns that setting overall caps in this way would have the effect of signalling the going rate to landlords in the Local Housing Allowance market.

18. The Committee referred to previous proposals to remove the provision of the £15 weekly excess under Local Housing Allowance rules. The Committee is still of the view that the excess provision supports tenant choice and responsibility, and its removal will result in many landlords simply raising their contractual rents to the LHA rate. However, they reluctantly accept that within the current fiscal climate and given the wider scope of the proposed package of measures, this change should go ahead.

19. The report stated that the proposal to set Local Housing Allowance rates at the 30th percentile of rents would mean more tenants are chasing fewer affordable properties and that this could push rents upwards. They believe this would have the most damaging effect on the market for shared properties.

20. The Committee reported that its consultation exercise had resulted in the largest number of responses it had received to a consultation in some time. With the exception of universal welcome for the proposal to change the size criteria to allow an addition bedroom for disabled customers with a non-resident carer, all but one of the respondents strongly argued against the proposed changes.

21. Respondents raised concerns that the Department had not undertaken its own consultation in relation to these measures and that the changes were being rushed through without due consideration given to their impact. Respondents suggested that more Housing Benefit customers are likely to be excluded from the market as a result of the changes, and others will face an increased shortfall between benefit and rent levels. Particular concerns were raised about the impact on poverty, debt levels and overcrowding.

22. Respondents to the consultation also challenged the assertion that the reforms would improve work incentives, particularly as the most significant barriers to work faced by Housing Benefit customers (high withdrawal rates, arrangements for changes in circumstances and the extra cost of being in employment) had not been addressed. In addition, respondents raised concerns about how changes would be communicated to customers who will face a reduction in benefit.

The Government's response to the Committee

23. The Government recognises that the Housing Benefit measures announced in the June 2010 Budget, both those that have been referred to the Committee, and those that will be taken forward through primary legislation, represent a substantial change to the current rules and to the structure of the scheme. This has resulted in a sizeable reaction to the proposals, which has been reflected in the scale of responses the Committee received to its consultation.

24. Reform of Housing Benefit is essential, both to repair an increasingly ineffective and expensive system of support, and to contribute to the wider commitment the Government has made to control the cost of welfare benefits. The Government has made clear that tackling the huge costs of the welfare bill is an essential component of its plans to reduce the budget deficit. As part of this, the combined savings of the Housing Benefit measures announced in the June 2010 Budget will save around £2 billion per year by 2015/16.

25. Whilst the Government accepts the Committee's assertion that there are various causes for the increases in the growth in Housing Benefit expenditure, it is clear that increases in rents represent a substantial element of these increases, with over £3 billion of spending in 2009/10 attributable to growth in private sector rents since 1999. Over three quarters of people who are claiming Housing Benefit in the private rented sector are now assessed according to Local Housing Allowance rules, which has contributed significantly to the overall increase in expenditure.

26. The Government does not accept the Committee's views relating to research undertaken into housing choices and rental commitments made by low income households in the private rented sector. The research has found that most low income working households pay a rent which is, on average, less than the Local Housing Allowance rate for that property although the amount paid is usually 90 per cent or more of that rate (except for large properties). The findings support the Government's decision to set the Local Housing Allowance rate at the 30th percentile of rents in each area.

27. The Committee states that there is no evidence to suggest that landlords will reduce rent levels when Local Housing Allowance rates are adjusted from April 2011. However, there is evidence to suggest that landlords have been profiting, in some cases unfairly, from overly generous rates of benefit. Benefit claims assessed according to Local Housing Allowance rates are over £9 per week higher than cases assessed under the previous scheme which suggests some landlords may have been taking advantage of the over-generous Local Housing Allowance rates. In addition, since the introduction of the Local Housing Allowance, local authorities have reported that many landlords are inflating their rents to Local Housing Allowance levels. The Government intends to work closely with local authorities to help tenants renegotiate their rent with landlords and to encourage landlords to reduce rents to more reasonable levels. As part of this, the Government will extend local authorities discretion to make direct payments to landlords where they believe it would help tenants secure or retain a tenancy.

28. The Government accepts that the cost of private rented sector housing, particularly in London, can be very high. In England, the Government is investing £4.5 billion in affordable housing and, within that, offering housing associations a new tenure option which will offer stability when it's needed, help people who are moving for work, and protect vulnerable households. This should deliver up to 150,000 new affordable homes over the next four years.

29. However, it cannot be right for the Government to sustain Housing Benefit customers to live in properties that would not be affordable to most people in work. The Government needed to act swiftly to stamp out the situation to that had been allowed to develop within the Local Housing Allowance rules where people in some areas are receiving rates of benefit to rent property that is completely inaccessible to the vast majority of people in work. At the top end of the scale, Local Housing Allowance rates are £2,000 per week in central London – or over £100,000 on an annual basis. More generally, a couple with one child spending a third of their gross income on accommodation would need a household income of over £45,000 per year to afford a rent of £290 per week, and would be in the top third of the household income distribution.

30. The Committee raises serious concerns about the affordability and availability of housing for customers that will result from the changes to Local Housing Allowance rules in 2011. However, the Department for Work and Pensions has undertaken in-depth analysis which clearly shows that in all but three Broad Rental Market Areas, around 30 per cent of properties will still be affordable for Housing Benefit customers, and in some areas, around 40 per cent of properties will be affordable within the new Local Housing Allowance rates. The Government therefore cannot accept the view that Housing Benefit recipients will be forced to live in the cheapest housing in the most deprived areas.

31. The Government acknowledges the Committee's concerns relating to the implementation of these changes and accepts that adequate and timely communication to those people who will be affected is paramount. The Government accepts that customers who are currently in receipt of Housing Benefit according to Local Housing Allowance rules should have sufficient notice to enable them to take account of the new rates of benefit. The Government is therefore adjusting the finer detail of the implementation of these measures. All measures will now come into force for new customers from April 2011 which will mean the changes are more straightforward for the Government and local authorities to communicate. In addition, existing customers will have up to nine months transitional protection at their existing rate of Local Housing Allowance following the date their claim is reviewed by the local authority. This will give people affected ample time to take account of their new circumstances.

32. The Government also notes the Committee's view that the Discretionary Housing Payments increase is insufficient to help local authorities support those customers who will see a reduction in Housing Benefit levels as a result of these changes. Whilst the Discretionary Housing Payments (and increases in the funding), are, by the nature of the scheme, payable entirely at the discretion of the local authority, the Government will encourage local authorities to target the additional funding at those customers who require support in the transitional

period. In addition, whilst the Government contribution to the fund will be £30 million in 2011/12 and £60 million thereafter, the overall limit to the fund will be £75 million in 2011/2012 and £150 million thereafter, taking account of the contribution that local authorities can make to the fund. The Government is confident that this funding, alongside other measures aimed at supporting the implementation of these changes, will be sufficient.

33. The Government is also providing additional funding of £4 million in 2011/12 and £15 million per year thereafter to local authorities which will allow housing departments to provide more financial support for people affected by the Housing Benefit changes, including helping with some of the costs they might incur if they have to move. Further still, the Government will, within current homelessness funding this year, allocate £10 million for local authorities in London who are most affected by the changes. With this additional funding, local authorities will be well placed to work with tenants and partners in their areas to ensure a smooth transition to the new benefit levels.

34. The Government has in place a comprehensive programme for supporting local authorities and stakeholders in the implementation of these changes. This, alongside the financial support we are providing, will ensure that the measures are implemented in an effective and timely way.

35. The Government notes the Committee's concerns relating to the lack of information available about the race equality impact of this measure. It is important to note that, for data protection reasons, the Government (or local authorities) cannot routinely collect data relating to race or ethnicity to process Housing Benefit claims. For that reason, the Government accepts that there is no detailed statistical race data to inform its Equality Impact Assessment in relation to these measures. The Department will also look at how to build up a richer evidence base in this area as the policies are implemented and will work closely with other Government Departments and key stakeholders to develop monitor the impact of the changes.

36. The Committee felt that the Local Housing Allowance weekly caps were arrived at arbitrarily. The highest Local Housing Allowance cap still means that some people will have over £20,000 per year in support for their housing costs alone. The level of the caps were carefully designed to provide the right balance between paying a reasonable level of support in Housing Benefit and provide a fair deal to the taxpayer and paying benefit within levels that reflect the housing choices of people not on benefit.

37. The Government is satisfied that the measures outlined will deliver the best outcomes in controlling Housing Benefit expenditure whilst ensuring a safety net is in place to give support to people who need help in meeting reasonable housing costs.

The Committee's recommendations

38. The Committee made the following recommendations:

(1) that the modification of the property size criteria to be applied to claimants requiring an additional bedroom for a non-resident carer on overnight stays should go ahead. We further recommend that the Department considers extending this provision to other clearly prescribed categories, including households accommodating children subject to shared residence arrangements.

Response – The Government welcomes the Committee's agreement that this measure should go ahead. The presence of an overnight carer supports individuals in living independently and the change simplifies and clarifies the funding arrangements currently in place. However, this is quite different from the case for accommodating children where there are shared care arrangements. To include children where such arrangements are in place would introduce an element of double provision into the system where children could potentially be taken into account in two separate benefit assessments. The Government therefore have no plans to extend the size criteria to any other categories of cases.

(2) reluctantly recommend that the £15 excess is removed.

Response – The Government welcomes the Committee's agreement that this measure should go ahead.

(3) the introduction of the HB caps is deferred until October 2011;

Response – Deferring this measure for new customers would mean very high Local Housing Allowance rates would be available for much longer and it is a key Government objective to cut off these very high rates of benefit that would be out of reach of most working customers. The maximum weekly rates for all new claims will therefore be £400 per week from April 2011. In addition, to avoid some of the complexities in introducing the changes in April and October 2011, the Government will now set Local Housing Allowance rates at the 30th percentile from April 2011 instead of October 2011 as originally planned. However, to give existing customers sufficient time to adjust to their new set of circumstances, we will provide transitional protection at their existing Local Housing Allowance rate for a period of up to nine months. This nine month period will follow the date the local authority reviews the claim (transitional protection will continue for the full nine months unless there is a relevant change of circumstances in the meantime).

(4) the restriction of the LHA to the 4 bedroom rate should not proceed until a full race equality impact assessment has been carried out;

Response – The Government has already undertaken extensive analysis of the measures outlined in these proposals and published an assessment of the impacts and an Equality Impact Assessment in July 2010. This

research has shown that the cumulative impacts of these measures do not appear to disadvantage one group more disproportionately than another. The assessment of the impact by individual measure shows that families are likely to be affected disproportionately by the overall caps in Local Housing Allowance rates and the removal of the five bedroom rate. However, the Government has a range of measures in place to mitigate the impacts of these changes including substantial increases in the Discretionary Housing Payment budget. In addition, the Department for Work and Pensions is considering the scope for commissioning primary research into the impact of the changes on particular groups such as large families and ethnic minority groups.

(5) three months transitional protection should be made available to better enable the families who are currently occupying larger properties to secure larger accommodation;

Response – Families occupying larger properties, will, along with other existing customers, have a period of up to nine months transitional protection from the date the local authority reviews their Housing Benefit claim.

(6) the Department urgently re-examines the potential for restructuring the national caps in order to more accurately and realistically reflect the position of London and other high cost areas;

Response – The Government does not accept the Local Housing Allowance caps should be re-considered. These weekly caps affect very few local authority areas, and all but three Broad Rental Market Areas have at least 30% of properties that are affordable within the new Local Housing Allowance rates.

(7) consider the scope for exempting particularly vulnerable tenants, such as people with disabilities who are receiving care and/or support services, from the caps;

Response – The Government accepts that some benefit recipients are likely to need more support than others. That is why additional provision has been made available through the changes to the size criteria for some disabled customers as well as additional funding to help those people who will be affected. The Government believes this is the most appropriate way to deal with the most difficult cases. It would be extremely difficult to legislate for every circumstance and to define what is meant by a 'vulnerable' tenant. The Department will provide local authorities with Good Practice guidance in relation to allocating payments, and will include recommendations that careful consideration is given to applications by customers in this group.

(8) the one bedroom shared accommodation rate should continue to be based on median rents;

Response – The Government does not accept that the shared room rate calculation should be based on the median of rents in an area. These arrangements reflect the housing expectations of people of a similar age not on benefits. As part of the Spending Review, the Government has announced an increase in the age threshold for the shared room rate and this will apply to customers up to the age of 35 from April 2012.

(9) the Department reviews the BRMAs so as to ensure that 30% of PRS properties are available to HB claimants in each LA area;

Response – Although Broad Rental Market Area boundaries will remain broadly as they are in the short term, and particularly whilst the changes are introduced, the Department will reconsider these areas as part of the longer term Housing Benefit Budget measures, and specifically in relation to the move to set Local Housing Allowance rates according to Consumer Price Index. One option that the Government is keen to explore is whether areas could be co-aligned with local authority boundaries.

(10) the Department reviews the allocation of DHPs to better reflect the scope and scale of projected impacts across LAs;

Response – The Government fully accepts that the allocation of Discretionary Housing Payments should be reviewed in the light of these changes. The Department is already working with local authority associations to consider how best to allocate the Discretionary Housing Payment funding for next year, including the additional funding that was agreed within the Budget. As part of these negotiations, the Department is considering how much of the Discretionary Housing Payment pot should be determined based on the impact across local authorities.

(11) considers the scope for bringing forward more of the increase in the DHP to year one of the changes;

Response – The Government accepts that supporting customers during the transitional period as changes come into force in 2011 is critical. The Government also accepts the principle put forward by the Committee that more support is required during year one of the changes. However, given the adjustments we have made to the implementation timescale, and particularly the provision of transitional protection for existing customers, the Government believes that there is no longer a pressing need to bring forward Discretionary Housing Payment funding and the current allocation suits the adjusted implementation timescales.

(12) the Department works with CLG to explore measures to encourage landlords to stay in/enter LHA market, including wider availability of direct payment within the current benefits system and with the proposed Universal Credit.

Response – The Department will work closely with Communities and Local Government and the devolved administrations to encourage

landlords to continue to rent to Housing Benefit tenants. The Department is considering direct payments in the context of the Local Housing Allowance two year review. However, in order to support local authority work in helping customers stay in their current accommodation, we are extending the safeguard provisions to allow local authorities to consider making direct payments to landlords if it is their view it would help a tenant secure or retain a tenancy.

(13) the Department works with Communities and Local Government to ensure that definitions of 'intentionally homeless', and associated guidance, is revised so as to ensure the position of households who fall into arrears because of changes to their HB entitlements are not excluded from the scope of the homelessness provisions;

Response – The Department for Work and Pensions will continue to work closely with Communities and Local Government and the Devolved Administrations in relation to the implementation of the Housing Benefit measures. There are no current plans to change the statutory definition of 'intentional homelessness'. Although the Government does not expect tenants to be made homeless as a result of its reform of Housing Benefit, it is the Government's view that should any tenant be made homeless as a result of a reduction of Housing Benefit outside of their control, they should not be considered to have been made homeless intentionally. Guidance will be reviewed in light of the changes to Local Housing Allowance rates if required.

(14) the Department undertakes to put in place a dedicated comprehensive monitoring and evaluation programme to track and report the impacts of the changes both in real time and over the longer term.

Response – The Department fully accepts that a comprehensive evaluation programme should be put in place to monitor the impact of these measures. The Department will work closely with other agencies and external organisations to monitor the impact of the changes and to inform policy development over time. For example this will include examining the behavioural responses of landlords as well as issues relating to money management. Housing Benefit data collected by the Department will be invaluable in providing real time information on caseload and average awards by local authority area. With this information the Department will be able to examine the impacts of these changes including the impact on shortfalls in rent, direct payments and breaks in claims due to customers moving home. In addition, the Department will continue to work closely with Communities and Local Government to monitor trends in evictions and homelessness.

The Department is considering the scope for commissioning primary research into the impacts of the changes on particular groups, such as large families and Black Minority Ethnic households and in particular areas, such as London.

(15) While we recognise that the Department is no longer routinely funding marketing and advertising campaigns, we strongly believe that an exception should be made in this case and would suggest that the Department puts in place an early proactive national campaign to raise awareness and ensure all those likely to be affected have an opportunity to investigate how they will be affected by the changes and make the necessary preparations.

Response – The Government fully accepts the need for a comprehensive awareness campaign to ensure customers have clear and timely notice of the Housing Benefit changes and how they will be affected. In particular, the Department for Work and Pensions is working closely with local authorities and their associations and key stakeholders to ensure existing Housing Benefit customers who will be affected by these measures are notified well in advance of any change in benefit levels. The Department is developing a range of communication products aimed at raising awareness, including online information resources for ordering and downloading locally and printed material where appropriate.

From the Chairman

The Rt Hon Iain Duncan Smith MP
Secretary of State for Work and Pensions
Caxton House
London SW1H 9DA

13 October 2010

Dear Secretary of State,

REPORT OF THE SOCIAL SECURITY ADVISORY COMMITTEE MADE UNDER SECTION 174(2) OF THE SOCIAL SECURITY ADMINISTRATION ACT 1992 ON THE HOUSING BENEFIT (AMENDMENT) REGULATIONS 2010; AND THE COMMITTEE'S ADVICE ON THE ASSOCIATED AMENDMENTS TO THE RENT OFFICERS (HOUSING BENEFIT FUNCTIONS ORDER) 2010

1. Background

1.1 At the Committee's meeting on 4 August 2010, officials from the Department for Work and Pensions presented proposals for the Housing Benefit (Amendment) Regulations 2010, and the associated amendments to the Rent Officers (Housing Benefit Functions Order) 2010 for our consideration. A detailed Explanatory Memorandum (EM) of the Department's position accompanied these proposed draft regulations (Appendix 1).

1.2 Following discussions with officials, we decided to take these regulations on 'formal referral' for the preparation of this report. On 10 August 2010 we published a press release inviting comments on the proposals to reach us by 10 September 2010.

1.3 We received 61 responses, and presentations from representatives of Shelter and the Chartered Institute of Housing (both organisations have also published information on their websites ²) at our meeting on 3 September 2010. Details of the respondents are at Appendix 2. We are grateful to those who responded and to officials of the Department for Work and Pensions for their assistance.

2. The proposals

2.1 The proposed regulations will give effect to a number of changes announced by the Government in the 2010 Emergency Budget as follows:

² <http://england.shelter.org.uk/> and <http://www.cih.org.uk/>

From April 2011:

- the removal of the five bedroom Local Housing Allowance (LHA) rate so that the maximum level is for a four bedroom property
- the introduction of absolute caps so that LHA weekly rates cannot exceed:
 - £250 for a one bedroom property
 - £290 for a two bedroom property
 - £340 for a three bedroom property
 - £400 for a four bedroom property

From October 2011:

- LHA rates will be set at the 30th percentile of rents in each Broad Rental Market Area (BRMA) rather than the median.

2.2 Additionally, from 1 April 2011, the £15 weekly Housing Benefit (HB) excess that some customers can receive under the LHA arrangements will be removed. This change was first announced in Budget 2009 but subsequently deferred until April 2011.

2.3 The changes will apply to new customers from the date they come into effect and to existing customers from the anniversary of their claim unless they have a change of circumstances which requires the local authority to re-determine the maximum rent.

2.4 The Government also announced that, from April 2011, it would include an additional bedroom within the size criteria used to assess HB claims in the private rented sector where a disabled person, or someone with a long term health condition, has a proven need for overnight care and this is provided by a non-resident carer.

2.5 The amendments to legislation which provide for these changes are contained in the Housing Benefit Amendment Regulations 2010 and the Rent Officers (Housing Benefit Functions) Amendment Order 2010. There is not a statutory requirement to refer the latter instrument to the SSAC; however officials noted that they form part of what is in effect a package of measures and invited us to consider the package in its entirety. This we have done, although our conclusions and recommendations make it clear that we are both reporting under the terms of our statutory remit and offering views and advice on the proposed new structure for the LHA more generally.

3. Summary of the Department's Position

3.1 The background to the proposed changes to the LHA arrangements is the budget deficit and the reductions in public expenditure that the Government is making to tackle it. This package of measures is intended to achieve savings of around £1 billion over the four years to 2014/15.

3.2 The Government believes that the measures announced will provide a fairer and more sustainable HB scheme by taking steps to ensure that people on benefit are not living in accommodation that would be out of reach for most people in work. This will also begin to address the disincentives to work in the current system created by high rates of benefit. The average HB award for LHA cases is over £9 per week more than for customers still on the previous scheme for the private rented sector. More specifically, in London some rates are excessively high. For example, LHA rates for five bedroom properties in central London have risen as high as £2000 per week. However, even rates for two-bedroom properties can exceed £300 per week in some London areas.

3.3 From April 2011 the overall caps on LHA rates will address excessively high rates paid to some customers. At the same time the removal of the five bedroom rate will bring the housing choices of larger families more in line with those who do not claim HB. Reducing all rates to the 30th percentile rather than the median will bear down generally on the rental values being met through HB from October 2011. The £15 excess which allows tenants to receive more benefit than they need to meet their contractual rent is not justifiable in the current fiscal climate and its withdrawal will take effect from April 2011. Although the excess may have given some tenants an incentive to shop around for properties below the LHA rate the reduction in rates overall means there is no longer a case to retain it.

3.4 The Government is also responding to concerns that the criteria used to determine the size of property a customer requires only take account of people who live in the customer's dwelling as their home. Therefore a paid carer who resides with the customer is taken into account but no allowance is made for carers who provide overnight care but normally live elsewhere. In recent years local authorities have increasingly been asking for advice as they came under pressure to include an extra room for the use of non-resident carers. This has led to inconsistency in the treatment of non-resident carers: in some areas the additional cost of a sleepover room has been met by social services, elsewhere the local authority (LA) has met the cost through a Discretionary Housing Payment but on other occasions the customer has had to meet the shortfall themselves through other income.

3.5 The Government has also announced that it will increase its contribution to LAs' funding for Discretionary Housing Payments (DHP) by £10 million in 2011/12 and by £40 million a year from 2012/13, tripling the current funding of £20 million. This will give local authorities more flexibility to provide additional 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.

4. The Committee's View

Introduction

4.1 When we were considering whether to take these proposals on formal referral we noted that they had not previously been subject to public consultation. Although the Department pointed to an earlier consultation on HB reform (*Supporting people into work: the next stage of Housing Benefit reform*) that ended in February 2010 (and to which we submitted a response –attached as Appendix 3) as the foundation for the current proposals, we were surprised that no further consultation (other than the Department's mandatory consultation with LAs) on the details of the proposed changes has been undertaken.

4.2 By any measure these proposals incorporate far-reaching modifications to the present arrangements for meeting the housing costs of people on low-incomes who are renting in the private sector; and they have major implications for tenants, landlords, local authorities and a wide range of other stakeholders. We welcome the Department's efforts to identify, analyse and enumerate the potential impacts of the proposed changes, and we are pleased that the Department has managed to source better information to support its impact assessments than has sometimes been the case in the past. However, it is also evident that there are still significant gaps, in particular with regard to the impacts on BME claimants. We are also surprised that no assessment has been made of the business impacts of the proposed changes. The changes are likely to have an adverse impact on landlords, whatever the scale and profile of their lettings to HB tenants. They may lead to tenants seeking to re-negotiate their leases, or falling into arrears, leading to eviction action, all of which represent burdens on business with associated costs.

4.3 The Department's impact assessment has identified some of the impacts in terms of potential individual benefit losses, and supports the case for increasing the funding for Discretionary Housing Payments (although the proposed increase to the allocations is not anywhere near the level of potential benefit losses). However, any more detailed analysis of what might happen as and when the changes are introduced is missing. The responses to the consultation we have undertaken to inform the preparation of this report suggest that the Department may have under-estimated the range and scale of the potential impacts of the proposals (particularly when they are considered with a second set of proposed changes³ that were announced in the Emergency Budget but do not form part of the package that is the subject of this report) and we believe that the new arrangements would have benefited from a full Departmental consultation before they were finalised and put forward for our scrutiny. It is also a matter of regret that the findings of the full two year evaluation of the LHA that the Department has undertaken will not, as far as we are aware, be available before these measures are finalised.

4.4 We recognise at the outset that the cost of HB – at around £20 billion in cash terms in 2009/10 – represents a substantial, and growing, element in the

³ In particular the use of the CPI to up-rate the LHA and the 10% cut in the HB of JSA claimants who have been in receipt of the benefit for twelve months.

overall benefits bill. However, we would also observe that there are a number of underlying causes for the growth in HB expenditure over the last ten years, including rent increases in the social housing sector, increasing caseloads as the recession has hit, and policy changes to the scheme (such as the introduction of new disregards for exempt work and the introduction of LHA scheme that incorporated 'excess' payments). Although the increase in the costs of HB support for tenants in the private rented sector (PRS) has evidently increased as part of the overall growth in costs, we would question whether the proposed changes, while undoubtedly hitting many individual benefit claimants very hard, will significantly rein back the growth in costs over time. With little prospect that more affordable social housing will become available in the immediate future, demand for property in the private rental sector (PRS) is likely to remain high, and rents are unlikely to reduce⁴.

4.5 The costs of HB are driven by a complex, and sometimes volatile, interplay of policy and market forces and individual behaviours. While there is some evidence to suggest that the costs of the LHA have been pushed up by private rented sector's response to a new way of assessing eligible rents for HB purposes, we would suggest that other factors – in particular worsening shortages of social housing (and affordable housing more generally) population growth and changing patterns of family formation and lifestyle, and increasing demand for rental property, particularly at a time when owner-occupation is beyond the resources of many working people on average incomes, have all played a part in pushing up rents and hence the HB bill.

4.6 We have considered the Department's account of the workings of the current LHA arrangements and case for change alongside the evidence offered by our respondents. We find that a good case has been made for the proposed beneficial change to the size criteria to allow for the overnight accommodation of a non-resident carer. We welcome this change, although we would observe that there are a number of other situations where an adjustment to the size criteria would also be of equal benefit. Example include the need to be able to accommodate children where residence is shared, or under formal or informal fostering and kinship care arrangements.

4.7 This report focuses on the case for change, the risks we have identified that are posed by the proposed changes, and their potential wider consequences for the Government's ambitions for welfare reform and other areas of policy. As we note below, two aspects of the current proposals have previously been subject to our scrutiny: the removal of the £15 'excess' payment⁵, and the removal of a LHA rate for larger properties⁶. We have drawn on our reports on these earlier proposals in preparing this report.

⁴ Figures published by LSL Property Services in mid-September 2010 confirmed this pattern.

⁵ Report of the Social Security Advisory Committee made under Section 174 of the Social Security Administration Act 1992 on the Housing Benefit Amendment (No. 2) Regulations 2009. Placed in the Parliamentary libraries by Yvette Cooper, Secretary of State for Work and Pensions, 16 December 2009.

⁶ The Housing Benefit Amendment Regulations 2009 (S.I. 2009 No. 614) Cm 7571.

The case for change

4.8 In presenting the case for change the Department has made much of the need for the HB system to ensure that housing choices are both prudent and geared to what people in work would expect to pay. However, we find an inherent contradiction in the latter aspiration because it takes no account of the fact that HB is an in-work benefit (and that it has always functioned so as to enable people in work to afford to pay reasonable housing costs calculated by reference to local market rents) and that not all HB recipients are in the labour market (people over state pension age, people who are in the ESA support group, and lone parents of younger children, for example). It also makes no reference to the fact that significant numbers of claimants move between claiming while in work and claiming while out of work.

4.9 We have also seen no evidence to suggest that the vast majority of housing choices made by HB recipients have been either reckless or extravagant. Indeed, recently published research indicates that with the exception of one small group of claimants, the LHA arrangements do not unduly favour HB recipients compared to low income working households⁷. We are aware that PRS housing plays a significant part in the Department for Communities and Local Government's housing and homelessness policies. The housing needs of low income households that qualify for LA assistance are increasingly met in the private sector (and, as a consequence, the impacts of new measures will feed through into HB subsidy paid on PRS rentals of leased property used by LAs to house homeless families). We would therefore challenge the proposition that significant savings can be made by changing the behaviours of tenants in the PRS.

4.10 Particular attention has also been paid to the situation in London and the South East of England, and a few other high cost areas, where there are instances of exceptionally high rents that are being met by HB under the LHA arrangements. Certainly, the costs generally of renting are very high in the areas under scrutiny (although in London high costs are not restricted to the most desirable central areas), particularly for families. However, as we observed in our response to the Department's consultation earlier this year, the state of the market dictates that there is very little property in many parts of London and the South East that is even relatively cheap, and for the vast majority of those seeking rented accommodation social housing is not an alternative option. It appears to us that the problem here is essentially one of supply, with high demand driving rent levels. In this environment, we have been offered little evidence (in the form of landlords' stated intentions) that landlords will reduce their rents to reflect the diminished purchasing power of low-income households that are reliant on HB to pay for their housing.

4.11 Welcome though a general drop in rent levels would be, we can see no incentive for landlords in the PRS to respond to the proposed changes in this way. We are also concerned that the Department has made no mention of the risk that one outcome of the new arrangements could be that low-income households are forced into the poorest and/or overcrowded accommodation.

⁷ DWP Research Report 698, *Low income working households in the private rented sector*.

It is an unfortunate fact of life that there is still sub-standard accommodation in the UK and unscrupulous landlords whose practices place the most vulnerable and desperate households at risk. As we observe in our conclusions, monitoring the impact of these proposed changes through routine collection of HB data is unlikely to enable the identification of impacts such as the quality of accommodation that HB recipients occupy and that benefits are paying for.

4.12 The scope and scale of individual losses are striking and, set against an increased allocation for Discretionary Housing Payments that represents around 4% of the Department's estimate for total cash losses, we find it hard to accept that LAs will have sufficient funds to support even the most vulnerable customers who find themselves unable to meet their rent and/or unable to access cheaper alternative accommodation. At the same time much of the burden and additional costs associated with housing stress – homelessness applications, and the disruption of schooling and social care support, will fall on LA budgets that are already under pressure from other cuts measures.

4.13 It seems to us that this package of cuts to HB must have the effect of excluding low-income households from the PRS in a number of areas. The shortfalls between contract rents and HB that are already commonplace (affecting around half of LHA tenants nationally, according to DWP figures) will become so large as to be beyond the capacity of tenants on low incomes to cover them from their own resources. We see real risks here of a substantial displacement of the poorest and most vulnerable households who either accumulate rent arrears and are evicted (and will therefore find it particularly difficult to find another PRS landlord who is willing to take them on), or are denied the renewal of a lease once their landlords realise that they will be unable to meet the contracted rent. The wider adverse consequences of displacement we consider in more detail below, but enforced relocation to cheaper areas entails not simply upheaval, cost and stress to the households involved but also the loss of informal and family care networks and the transfer of public service obligations and costs which the receiving areas are likely to be ill-equipped, unprepared and resourced to handle.

4.14 In presenting the differences (which, in cash terms would appear to be quite small) between the average rents in the PRS paid by working and non-working families, and rents paid under the LHA and pre-LHA HB rent restriction schemes, the Department does not appear to have considered the relative advantage in the rental market that employment, and/or a demonstrated capacity to meet the rent without recourse to HB, confers, or the likely effects of stability (in terms of the continuity of tenure of a reliable tenant) on the rents landlords decide to charge. It is also possible that when setting their rents landlords in the PRS may employ their understanding of the LHA scheme, and that some may also inflate the amounts they charge HB claimants to reflect a perception that such tenants are relatively high risk (particularly since payment of HB to the tenant rather than to the landlord became the norm). On the other hand, they may accept a lower rent, or forego rent increases, in favour of an assured income from a good tenant. We are concerned that the proposed changes are predicated on expectations of the behaviour of landlords and the PRS market that would appear to be at odds both what is known to be happening currently,

and that landlords themselves are saying about their intentions. At the same time, although transparency is welcome, the setting of national caps may well be sending a signal to push rents for HB tenants up to the maximum that the system will allow.

4.15 Whether considered separately or as a package, these measures constitute a high risk approach to managing down the costs of the LHA arrangements. The proposed timetable offers little time for tenants, landlords and other key stakeholders, such as LAs and housing support and advice services, to prepare for the changes. This will be especially important for those households who will be affected by both the April and the October stages of the new arrangements. This a particular concern because the Department appears to envisage that the measures will be fully publicised and information made available at local level, and presumably, that these activities will be locally funded. Given the scope and scale of the changes we would question whether this can be the most efficient and effective way of getting simple, clear, consistent information out to the target audiences. Certainly, LAs are best placed to identify the individual households that are affected by the measures, but we believe that publicity at national level is needed to get the messages that the LHA arrangements are to be subject to major changes.

4.16 We have also observed that the proposed measures sit oddly with the Government's principles for welfare reform that are set out in the recently published consultation document *21st Century Welfare sets*. In particular, the aspirations for supporting those most in need, reducing child poverty and ensuring effective interactions between the various systems of support for basic needs; and increasing fairness and strengthening the family. However, the proposed measures create large numbers of losers among the groups that 21st Century aspires to assist and support. As the Department's Impact Assessment of the proposed measures makes clear, and our respondents have further detailed, these measures are expected to result in financial hardship, household disruption and displacement, and pressures on non-HB budgets. We would therefore question whether they fulfil the Government's own criteria for effective, principled reform of the benefits system. These HB measures were announced some time before 21st Century Welfare was published and we would suggest that they should be re-assessed in the light of the reform principles set out in this document.

Removing the five bedroom rate from April 2011

4.17 In December 2008 we reported⁸ on proposals for the present regulations that permit HB to be capped at the maximum level of the five bedroom LHA rate. Our recommendation that these changes should not proceed was rejected, but an extension to the original transitional arrangements was made, and we were told that the impacts of the changes would be monitored as part of the then-ongoing review of the LHA arrangements. However, the Department's Impact Assessment for the measures indicates that data to establish the race equality impact of the proposed reduction to a four bedroom cap are not available. We are also disappointed that the findings of the LHA review have not been made

⁸ The Housing Benefit Amendment Regulations 2009 (S.I. 2009 No. 614) Cm 7571.

available to inform our consideration of this proposal and concerned that the Department cannot properly assess the impact of the proposed measure on the group most likely to be affected – ethnic minority families.

4.18 Since the current regulations came into effect in March 2009, we have noted the continuing media interest in cases where families occupying large properties are receiving very large sums by way of HB to pay for their accommodation. The numbers of such cases are relatively very small (the Department quotes a total of 7,338 out of a caseload of one million) and it would appear that not all of these cases involve the exceptionally high rents identified in one or two parts of London. However, we think it likely – and our respondents have indicated likewise – that the impacts of the introduction of a four bedroom cap, particularly when combined with the overall cap in LHA rates, will leave these families in very serious difficulty and place a substantial additional burden on LAs who will be trying to re-house them. We also think it likely that among these households will be some that have been diverted from the statutory homelessness route by agreeing to live in the PRS as an alternative to spending long periods in temporary accommodation with little prospect of an offer of social housing except in the very long term. We have been told that some LAs in England have been using the availability of the LHA as a lever to persuade landlords to accept these families as ‘direct lets’. It would appear likely that some of these families will no longer be able to meet their rents and will end up losing their accommodation and re-presenting as homeless.

4.19 Our previous report detailed our concerns about the possible adverse consequences of forcing large families into inadequate accommodation. These concerns remain and we would anticipate that in London in particular it will be very difficult indeed for larger families – and LAs seeking to re-house them – to access larger properties without relocating substantial distances, with the attendant risks of loss of employment and care and support networks.

Capping LHA rates from April 2011

4.20 The Department has presented the case for capping as based upon the need to contain HB costs so as to make the benefit sustainable. However, the caps appear to us to have been set quite arbitrarily and in no way reflect the significant range of real current housing costs to be found around the UK. The most obvious impact of the caps will be in London (where the Department has calculated average losses of £22 per week, but where losses for two bed properties, for example, are in the range of £12 -£147 per week). We have also noted that for households there will be a double blow when the combined effects of the simultaneous cut to four bedrooms and the capping are taken into account, to be followed six months later by the move to calculate the LHA by reference to 30th percentile of median rents in the BRMAs.

4.21 The numbers of ‘excessively high rents’ that will be caught by this measure are relatively small (less than 10,000 out of a total LHA caseload of one million) but the proposed changes would mean almost all households of all types – working, retired, unemployed, and so on – facing often substantial HB shortfalls

on rents that are not exceptional under the current rules. As we have noted above, we are concerned that the risks posed by such an abrupt change are not justified by the case presented for the saving that might be achieved.

4.22 We would also question whether setting what are, in effect, 'flat rates for the LHA will have the effect, overall, of bearing down on the rents landlords charge. The published 'ceiling' figures for each property size may well signal instead the going rate for the LHA 'market'.

Removing the £15 excess payment from 2011

4.23 We have also previously reported⁹ on a proposal to remove the £15 excess payment and recommended that it be retained. In response to our report the previous administration decided to delay its removal for a year. We supported the retention of £15 excess when we reported last year because we believe that it supported tenant choice and responsibility. We still believe that this underpinning policy is correct and that if the excess is removed it is likely that landlords will respond by simply raising their contractual rents to the level of the LHA rate (this may be even more likely when considered in conjunction with the proposed upper limits for LHA). We also remain concerned about the adverse immediate impacts on the household budgets of those who will experience a sudden drop in their regular incomes. However, we reluctantly accept that in the current fiscal climate, and within the context of a cuts package that would create a version of the LHA arrangements that is very far removed from its original design and ethos, this change is most likely to proceed. If this proves to be the case, we would advocate that specific steps should be taken to monitor behaviours so as to provide better evidence of the impact of such measures.

Setting LHA rates at the 30th percentile of rents in each BRMA from October 2011

4.24 The problems faced by those claiming HB who are trying to access housing in the PRS are well-documented. Landlords' willingness to let to households claiming HB is limited in many areas, particularly since direct payment of the HB to the landlord was made exceptional under the LHA arrangements. Even with the LHA set currently at the median of the rents in each BRMA, not all properties are available to HB tenants and we are concerned that moving to a calculation based on the bottom 30% of rents, will mean more tenants chasing fewer 'affordable' tenancies and may have the effect of pushing up rents. We believe that this may have particularly damaging effect on the market for rooms in shared properties that are subject to the one bedroom shared accommodation rate for people aged under 25, an area of provision that is already under considerable pressure.

⁹ Report of the Social Security Advisory Committee made under Section 174 of the Social Security Administration Act 1992 on the Housing Benefit Amendment (No. 2) Regulations 2009. Placed in the Parliamentary libraries by Yvette Cooper, Secretary of State for Work and Pensions, 16 December 2009.

5. The views of respondents

5.1 The response to this consultation was one of the largest, and in terms of the individual responses, one of the most diverse and the most detailed, that we have received for some time. We received contributions from individuals spelling out how the changes would impact their lives, from LAs, and from organisations that have researched, analysed and modelled the proposals' impacts, from advice services and housing charities. Respondents also considered rural impacts (a Parish Councillor set out the likely consequences of the proposed changes for her village), the impacts on the elderly and people with disabilities, the effects on a range of statutory and voluntary services, and the likely responses of landlords in the PRS. Almost all respondents recognised the shortcomings and failings of the current HB system. However, with the exception of a universal welcome for the proposed changes to the size criteria for disabled people who need an extra bedroom for a non-resident overnight carer, all of our respondents bar one argued strongly against the proposed changes. The one positive response (from one of the central London LAs that will be most affected by the measures) was predicated upon its case for a very significant increase to its allocation of the discretionary funding (Discretionary Housing Payments – DHPs).

5.2 Many respondents have also considered the additional measures that were announced in the Emergency Budget that do not form part of this package (the move to CPI as the basis for up-rating, increasing non-dependent deductions, the 10% cut to the HB of JSA recipients who have been unemployed for more than twelve months and measures to reduce under-occupation of social housing). These changes are not within the scope of this report¹⁰ but, as we acknowledge in our conclusions below, give us further cause for concern about the future direction of support for low-income tenants in the PRS.

5.3 There was considerable unease among respondents that the measures were being rushed through without a full public consultation enabling detailed consideration of all potential impacts. Almost all respondents identified knock-on consequences and costs beyond the immediate impact of the cuts that they saw as potentially compromising or damaging to the Government's wider objectives in areas such as child poverty, community cohesion and social mobility. One respondent observed that '*... the proposed cuts demonstrate the fundamental and long-standing fault line between housing benefit and housing policy*'. Another noted that: *Changes to housing benefit will have ramifications across other areas of public expenditure (for example the impact and effectiveness of capital investment in new homes) that need to be fully understood and quantified.*

5.4 Respondents representing landlords in the PRS pointed to the historical evidence for market responses to demand for housing and to changes in the way that HB is calculated and concluded that the proposed measures were more likely to further exclude HB claimants from the market than to push down

¹⁰ However, they are within the scope of an ongoing enquiry by the Work and Pensions Committee (WPC), and a number of the responses that we have received have also been sent to the WPC.

rent levels. They suggested that the Department's assumptions about both the behavioural effects that would follow from the changes, and the associated calculations of benefit savings, did not take account of either the significant housing shortages and pressures in many parts of the UK, or the considerations that landlords apply when setting their rents and choosing their tenants.

5.5 In the responses from individual LAs (a number of which presented local impacts in some detail) several themes emerged, and the concerns expressed were subject to the degree to which individual areas are likely to be affected by the new measures. For example, a respondent from Scotland pointed out that the national caps and the four bed cap would have little or no immediate impact in Scotland where rent levels currently are below proposed limits. Others responding on behalf of high impact areas expressed concern that their homeless services would be unable to cope with increased demand for assistance from evicted families, many of whom would be ineligible for help because they would be classed as intentionally homeless and pointed to the effects of rent arrears on homeless applications.

5.6 Particular concerns were raised by LAs about worsening HB shortfalls, the availability of cheaper accommodation, the impacts on poverty and debt levels and household overcrowding, the prospect of greater pressure on homelessness services and other support and advice services, the inadequacy of the new DHP allocation (and fears that most of it will be directed to London) and the displacement impacts on work incentives, community cohesion and support networks, particularly for low-income working households seeking to move to cheaper areas. There was generally less concern about the impact of the removal of the £15 excess at a time when public funds are under acute pressure.

5.7 Respondents also challenged the Department's assertion that the reforms would improve work incentives, and hence push up employment rates, noting that the numbers of HB recipients who are unemployed in high cost areas is relatively low (for example, 13% in the London area) and that the most significant barriers to work that face HB recipients – high withdrawal rates, the system's sensitivity to changes in circumstances, the extra costs associated with employment – have not been addressed. When combined with continuing weaknesses in the labour market, and the complex barriers to work (including a lack of secure housing) that many low income households face, it was regarded as unlikely that these measure would have a positive impact on work incentives.

5.8 Finally, respondents also identified the communication challenge posed by changes that are due to start taking effect in less than six months from the planned date for making the regulations. Welcoming the Department's commitment to a coordinated communication strategy, they suggested that LAs would need additional funding to support an initiative that would address the needs of the one million LHA claimants who will be affected by the changes as well as landlords and other stakeholders.

6. Conclusions

6.1 In our view these proposed measures are neither a coherent expression of the Government's objectives for improving incentives and making work pay, nor a certain formula for achieving savings to the public purse as a whole. At the same time, the rationale for the measures suggests that the underlying problem that needs to be addressed is one of under supply of affordable housing, particularly in economically vibrant parts of the country.

6.2 All the evidence we have seen from both the Department and from the many respondents to our consultation exercise suggests that these are high risk measures. If they go ahead, in around six months, and again at twelve months time, and at relatively short notice, the vast majority of HB recipients in the PRS will find themselves facing new – or increased – shortfalls between their HB and the rent they have contracted to pay. As one of our respondents noted: '*... there are few or no comparable precedents of such large income shocks affecting such a large proportion of households within a housing sector simultaneously.*'

6.3 This report does not consider the cumulative effect of the current proposals, and the measures that are planned for the second phase of the programme announced at the Emergency Budget, in particular, the proposals to up-rate the LHA by the CPI and restrict the HB entitlement of JSA recipients. We do however note that they are likely to extend the negative impacts of '*large income shocks*' and be reflected in worsening rates of child poverty, and other measures of deprivation. Likewise, the evidence we have seen suggests that, over time, these changes will serve to further exclude low-income households from all but the most economically disadvantaged areas of the country.

6.4 Even supposing that some landlords would be willing to make reductions in the rents they charge (and there seems to be little evidence to suggest that this would be the case, particularly in areas of high demand for rental properties), the most immediate consequence of the proposed changes would be a substantial displacement of low income households in search of cheaper accommodation, and much greater pressure on the availability of housing in the PRS. At the same time, over-crowding and pressure on the cheapest shared accommodation – a type of accommodation that is already almost impossible to find in some areas – is likely to increase.

6.5 Apart from the potential financial hardship, the human costs, the child poverty and other wider negative impacts of these proposed changes, we also see them as being out of step with the broader thrust of policies to incentivise work and to make work pay. For example, forcing people of working age out of the higher cost areas where work is available, and into cheaper areas where local employment is scarce, is unlikely to improve employment incentives when the availability and costs of transport, and the possible loss of local support networks and family-based child care are factored in to any 'better off' decision. We share the concerns expressed by our respondents about the risks of forcing low-income households into the poorest and most deprived areas, away from jobs, opportunities and access to the services that households – particularly

those of claimants who are not of working age, or unable to work – will need. At the same time, for those of working age these proposed measures could have the effect of making the securing of affordable housing take precedence over securing work. At a time when the Government is concerned to identify social returns on the investment of public funds, we see these measures as negative in their impacts and potentially harmful to family well-being and social cohesion.

6.6 We would argue that a decent, affordable home, with at least some measure of security and continuity of tenure, provides a strong foundation for employment. However, affordability is the key here, and we cannot see how cutting benefits in the hope that the PRS will respond by bringing down rents to what the LHA arrangements will permit low-income households to pay, can be expected to improve work incentives. Decent housing, as one of our respondents noted, is not an ‘optional extra’ and we recognise in many of the responses we received a concern that these measures may push some parts of the country back into the sort of housing crisis that occurred during the 1960s. We believe that it is important not to lose sight of the importance of ensuring that the housing available for rent by those on low incomes – whether they are working or not – is of an adequate standard. We are concerned, as are many of those who responded to our consultation, that the proposed changes will have the effect of pushing HB claimants into the poorest accommodation, with attendant negative impacts on their health and welfare.

6.7 High housing costs are a problem in themselves. Even at the capped rates, the cost of renting in the PRS must represent a substantial disincentive to work (and for those over state pension age and those unable to work a threat to an acceptable standard of living). We would therefore reiterate the point we have made on a number of occasions in the past: without sustained investment in affordable ‘social’ housing the problem of the mismatch between average earnings and average housing costs will not go away.

6.8 This is a complex issue, and it is not clear that proposed benefits changes are being fully considered and analysed in the wider context of a housing market that remains fragile and unpredictable. Housing benefit restrictions look set to cut back the supply of property (and larger properties in particular) by private landlords and to deter more landlords from letting to someone on HB. Meanwhile, while home ownership is the bedrock of housing policy, many sub-prime lenders have left the market, and cutbacks in SMI will deter them from re-entering. Consequently we foresee that people on the margins of home ownership and renting will be hit twice. If they lose their job (even if they return to a lower paid job) they could face compulsory or voluntary repossession because they cannot keep up their mortgage payments. They will not be considered for social rented housing and so will have to look to the private sector where their HB may not cover their rent.

6.9 The impact of current economic conditions on private landlords, combined with the effects of other planned major reductions in public expenditure across the board are, we believe, unlikely to make market conditions generally more favourable to renters on low incomes or to provide a sustainable foundation for measures aimed at achieving savings on the HB budget without, as the

Department's Impact Assessment acknowledges, some very negative impacts on individual claimants and potentially increasing costs elsewhere.

6.10 Nor do we think that the relatively very modest proposed extension of the Discretionary Payment scheme represents an adequate response to the scale of the potential losses and the likely numbers of competing high priority calls that will be made upon it both in the short and longer terms. We are concerned that no other consideration appears to have been given to mitigating the negative impacts of these measures.

6.11 We are also very concerned that the cost-saving measures being implemented across Government will have both disparate and unpredictable local effects (in practice, another form of postcode lottery) and knock-on impacts on spending in related areas. These proposed HB measures appear to us to risk a range of negative and perverse impacts that will resonate beyond the HB system and budget outcomes. We have concluded that these measures must impact disproportionately on those low-income households with the least financial resilience and the fewest options for managing their lives and their finances in ways that might lessen the most negative impacts of arbitrary changes in their circumstances. The full impacts of such potentially damaging changes merit the most thorough and careful monitoring and evaluation. We are not satisfied that routinely collected HB data alone will provide a complete picture and we would strongly suggest that the Department, possibly working in conjunction with the CLG, put in place a comprehensive evaluation programme.

6.12 It is our view that if these measures are to be taken forward then further consideration must be given to mitigating their harshest impacts. Failure to do so risks costly and corrosive knock-on effects that will do nothing to support the Government's wider ambitions for a principled approach to welfare reform.

7. Recommendations

7.1 We make the following recommendations, covering both those proposed changes to the Housing Benefit Regulations that are within our formal remit, and those proposed changes to the Rent Officers (Housing Benefit Functions Order) that are not.

7.2 We recommend that the modification of the property size criteria to be applied to claimants requiring an additional bedroom for a non-resident carer on overnight stays should go ahead. We further recommend that the Department considers extending this provision to other clearly prescribed categories, including households accommodating children subject to shared residence arrangements.

7.3 We also, but reluctantly, recommend that the £15 excess is removed, subject to specific monitoring arrangements being put in place to assess the impacts of this change.

7.4 We recommend that all the other proposed changes in this package do not proceed. However, if these measures are to go ahead we would suggest a number of modifications aimed at mitigating their most negative impacts.

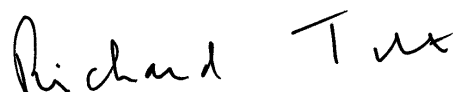
In making these recommendations we recognise that any modification will introduce an additional element of complexity into the system, but we believe that this would be justified if it has the effect of reducing the risks posed by the proposed changes.

7.5 Accordingly we recommend that:

- the introduction of the HB caps is deferred until October 2011; and
- the restriction of the LHA to the 4 bedroom rate should not proceed until a full race equality impact assessment has been carried out; and that
- three months transitional protection should be made available to better enable the families who are currently occupying larger properties to secure alternative accommodation;
- the Department urgently re-examines the potential for restructuring the national caps in order to more accurately and realistically reflect the position of London and other high cost areas; and
- considers the scope for exempting particularly vulnerable tenants, such as people with disabilities who are receiving care and/or support services, from the caps;
- the LHA rate for one bedroom shared accommodation should continue to be based on median rents;
- the Department reviews the BRMAs so as to ensure that 30% of PRS properties are available to HB claimants in each LA area;
- the Department reviews the allocation of funding for DHPs to better reflect the scope and scale of projected impacts across LAs; and
- considers the scope for bringing forward more of the increase in the funding for DHPs to year one of the changes;
- the Department works with CLG to explore measures to encourage landlords to stay in/enter the LHA market, including wider availability of direct payment within the current benefits system and within the proposed Universal Credit; and
- to ensure that definitions of 'intentionally homeless', and associated guidance, is revised so as to ensure that households who fall into arrears because of changes to their HB entitlements are not excluded from the scope of the homelessness provisions;
- the Department puts in place a dedicated comprehensive monitoring and evaluation programme to track and report the impacts of the changes both in real time and over the longer term.

7.6 We commend the detailed recommendations for a public communications strategy for the changes that was put forward by Shelter in their response to our consultation¹¹. While we recognise that the Department is no longer routinely funding marketing and advertising campaigns, we strongly believe that an exception should be made in this case and would suggest that the Department puts in place an early proactive national campaign to raise awareness and ensure all those likely to be affected have an opportunity to investigate how they will be affected by the changes and make the necessary preparations.

Yours sincerely

A handwritten signature in black ink that reads "Richard Tilt". The signature is written in a cursive style with a large initial 'R' and a stylized 'T'.

The Committee

Sir Richard Tilt (Chair)

Kwame Akuffo

Les Allamby

Simon Bartley

Brigid Campbell

Alison Garnham

Carolyn George

Professor Elaine Kempson

Maureen A Reith

Pat Smail

Nicola Smith

Professor Janet Walker

Professor Robert Walker

¹¹ This response has been made available to Departmental officials.

APPENDIX 1

DWP Department for
Work and Pensions

Gill Saunders
Social Security Advisory Committee

Work, Welfare & Equality Group
Housing Benefit Strategy Division

Address: Housing Benefit Strategy Division
1st Floor
Caxton House
Tothill Street
LONDON
SW1H 9HA

Telephone: 020 7449 5329

Date: 23 July 2010

Dear Gill,

The Housing Benefit Amendment regulations (2010); Amendments to the Rent Officers (Housing Benefit Functions Order)

The Chancellor announced a range of Housing Benefit related measures in the Emergency Budget on 22 June. For those measure proposed for 2011, the Secretary of State intends to amend existing legislation in order to bring these into effect. These proposals are:

From April 2011:

- Local Housing Allowance levels will be restricted to the 4 bedroom rate;
- A new upper limit will be introduced for each property size, with upper limits set at:
 - £250 a week for a 1 bedroom property
 - £290 a week for a 2 bedroom property
 - £340 a week for a 3 bedroom property
 - £400 a week for a 4 bedroom property or larger.
- The £15 weekly excess provision currently payable within the Local Housing Allowance rules will be removed. (As announced by the previous administration).
- The size criteria will be adjusted to provide for an additional bedroom for a non-resident carer where a disabled customer has an established need for overnight care.

From October 2011:

The Local Housing Allowance will be set at the 30th percentile of rents in each Broad Rental Market Area, rather than the median.

The Committee is asked to consider the proposed amendments. A copy of the draft amendments is attached at **Annex A** and a copy of the proposed amendments to the Rent Officers (Housing Benefit Functions Order) 2010 is attached at **Annex B**. I appreciate that there is not a statutory requirement for the Committee to consider amendments to the Rent Officers Order, but given the intention to amend legislation and one closely related package of measures, I would be grateful for the Committee's consideration of these changes in their entirety.

An explanatory memorandum is attached at **Annex C**. In addition, we have appended a detailed impact analysis of these changes, including at local level, to the memorandum. I hope Committee members find this information useful.

Equality Impact Assessment

An equality impact assessment of these proposals contained in these regulations is attached at **Annex D**. This is intended to be a stand-alone document which the Department has published (alongside the detailed impact analysis) on its website.

We welcome the opportunity to hear the Committee's views on these proposals at its August meeting.

Yours sincerely

Penny Higgins
Housing Benefit Strategy Division

2010 No.

SOCIAL SECURITY

The Housing Benefit (Amendment) Regulations 2010

Made - - - - *******
Laid before Parliament *******
Coming into force - - *******

The Secretary of State for Work and Pensions makes the following Regulations in exercise of the powers conferred by sections 123(1)(d), 130A(2) to (5), 137(1) and 175(1), (3), (4) and (5) of the Social Security Contributions and Benefits Act 1992⁽¹²⁾ and sections 5(2A) to (2C), 189(1) and (4) and 191 of the Social Security Administration Act 1992⁽¹³⁾.

[In accordance with section 172(1) of the Social Security Administration Act 1992, the Secretary of State has referred these Regulations to the Social Security Advisory Committee.]

[In accordance with section 176(1) of that Act, the Secretary of State has consulted with organisations appearing to him to be representative of the authorities concerned.]

Citation and commencement

1.— These Regulations may be cited as the Housing Benefit (Amendment) Regulations 2010 and come into force on 1st April 2011.

Amendment of the Housing Benefit Regulations 2006

2.— The Housing Benefit Regulations 2006⁽¹⁴⁾ are amended as follows.

(1) In regulation 2(1)⁽¹⁵⁾ (interpretation)—

(a) after the definition of “person on income support” insert—

“person who requires overnight care” means a person (“P”) who—

(a) (i) is in receipt of attendance allowance;

(ii) is in receipt of the care component of disability living allowance at the highest or middle rate prescribed in accordance with section 72(3) of the Act; or

⁽¹²⁾ 1992 c.4. Section 130A was inserted by s. 30 of the Welfare Reform Act 2007 (c.5). Section 137(1) is an interpretation provision and is cited for the meaning of the word “prescribed”.

⁽¹³⁾ 1992 c.5. Section 5(2A) to (2C) were inserted by s. 35(2) of the Welfare Reform Act 2007. Section 189(1) and (4) were amended by the Social Security Act 1998 (c.14), Schedule 7, paragraph 109. Section 191, which was amended by Schedule 5, paragraph 10 of the Welfare Reform Act 2007, is an interpretation provision and is cited for the meaning of the word “prescribe”.

⁽¹⁴⁾ S.I. 2006/213.

⁽¹⁵⁾ Relevant amendments are S.I. 2007/2868 and 2008/1042.

- (iii) although not satisfying either paragraph (i) or (ii) above has provided the relevant authority with such certificates, documents, information or evidence as are sufficient to satisfy the authority that P requires overnight care; and
- (b) reasonably requires, and has in fact arranged, that one or more people who do not occupy as their home the dwelling to which the claim or award for housing benefit relates (“the dwelling”) should—
 - (i) be engaged in providing overnight care for P;
 - (ii) regularly stay overnight at the dwelling for that purpose; and
 - (iii) be provided with the use of a bedroom in that dwelling additional to those occupied by the persons who occupy the dwelling as their home, or would reasonably so require (and would so arrange) but for a temporary absence from the dwelling in circumstances of the kind described in regulation 7;”;
- (b) in the definition of “young individual”⁽¹⁶⁾ after sub-paragraph (f) add—
 - “or
 - (g) who is a person who requires overnight care;”.
- (2) In regulation 13D⁽¹⁷⁾ (determination of a maximum rent (LHA))—
 - (a) in paragraph (2)(c) for “to a maximum of five” substitute “up to a maximum of four”;
 - (b) at the end of paragraph (3) insert—
 - “and one additional bedroom in any case where the claimant or the claimant’s partner is a person who requires overnight care (or in any case where both of them are).”;
 - (c) for paragraph (5) substitute—
 - “(5) Where the applicable local housing allowance exceeds the cap rent, the maximum rent (LHA) shall be the cap rent.”; and
 - (d) omit paragraphs (6), (8) and (9).
- (3) In regulation 14(8)⁽¹⁸⁾ (requirement to refer to rent officers) in the definition of “change relating to a rent allowance” for “or (d)” substitute “, (d) or (f)”.
- (4) In regulation 114A(9)⁽¹⁹⁾ (information to be provided to rent officers) between paragraph (c) and the word “and” insert—
 - “(ca) whether the claimant or the claimant’s partner is a person who requires overnight care;”.
- (5) In paragraph 2(3) of Schedule 2⁽²⁰⁾ (excluded tenancies) after paragraph (e) add—
 - “(f) the claimant or the claimant’s partner becomes or ceases to be a person who requires overnight care.”.
- (6) In paragraph 6 of Schedule 10⁽²¹⁾ (former pathfinder authorities), in the inserted regulation 12I (basic transitional protection in the second and subsequent years after 7th April 2008), in paragraph (2)(b)(ii) omit “, plus £15”.

⁽¹⁶⁾ The definition of “young individual” was substituted by S.I. 2007/2868.

⁽¹⁷⁾ Regulation 13D was inserted by S.I. 2007/2868 (as amended by S.I. 2008/586) and was amended by S.I. 2009/614.

⁽¹⁸⁾ Regulation 14 was substituted by S.I. 2007/2868. There is an amendment not relevant to these Regulations.

⁽¹⁹⁾ Regulation 114A was inserted by S.I. 2007/2868.

⁽²⁰⁾ Schedule 2 was substituted by S.I. 2007/2868. There are amendments not relevant to these Regulations.

⁽²¹⁾ Schedule 10 was substituted by S.I. 2007/2868.

Amendment of the Housing Benefit (Persons who have attained the qualifying age for state pension credit) Regulations 2006

3.— The Housing Benefit (Persons who have attained the qualifying age for state pension credit) Regulations 2006⁽²²⁾ are amended as follows.

(1) In regulation 2(1)⁽²³⁾ (interpretation) after the definition of “person on state pension credit” insert—

- (a) after the definition of “person on state pension credit” insert—
“person who requires overnight care” means a person (“P”) who—
- (a) (i) is in receipt of attendance allowance;
(ii) is in receipt of the care component of disability living allowance at the highest or middle rate prescribed in accordance with section 72(3) of the Act; or
(iii) although not satisfying either paragraph (i) or (ii) above has provided the relevant authority with such certificates, documents, information or evidence as are sufficient to satisfy the authority that P requires overnight care; and
- (b) reasonably requires, and has in fact arranged, that one or more people who do not occupy as their home the dwelling to which the claim or award for housing benefit relates (“the dwelling”) should—
- (i) be engaged in providing overnight care for P;
(ii) regularly stay overnight at the dwelling for that purpose; and
(iii) be provided with the use of a bedroom in that dwelling additional to those occupied by the persons who occupy the dwelling as their home,
or would reasonably so require (and would so arrange) but for a temporary absence from the dwelling in circumstances of the kind described in regulation 7;”.

(2) In regulation 13D⁽²⁴⁾ (determination of a maximum rent (LHA))—

- (a) in paragraph (2)(c) for “to a maximum of five” substitute “up to a maximum of four”;
- (b) at the end of paragraph (3) insert—
“and one additional bedroom in any case where the claimant or the claimant’s partner is a person who requires overnight care (or in any case where both of them are).”;
- (c) for paragraph (5) substitute—
“(5) Where the applicable local housing allowance exceeds the cap rent, the maximum rent (LHA) shall be the cap rent.”;
- (d) omit paragraphs (6), (8) and (9).

(3) In regulation 14(8)⁽²⁵⁾ (requirement to refer to rent officers) in the definition of “change relating to a rent allowance” for “or (d)” substitute “, (d) or (e)”.

(4) In regulation 95A(9)⁽²⁶⁾ (information to be provided to rent officers) between paragraph (b) and the word “and” insert—

“(ba) whether the claimant or the claimant’s partner is a person who requires overnight care;”.

(5) In paragraph 2(3) of Schedule 2⁽²⁷⁾ (excluded tenancies) after paragraph (d) add—

⁽²²⁾ S.I. 2006/214.

⁽²³⁾ There are amendments not relevant to these Regulations.

⁽²⁴⁾ Regulation 13D was inserted by S.I. 2007/2869 (as amended by S.I. 2008/586) and was amended by S.I. 2009/614.

⁽²⁵⁾ Regulation 14 was substituted by S.I. 2007/2869. There is an amendment not relevant to these Regulations.

⁽²⁶⁾ Regulation 95A was inserted by S.I. 2007/2869.

⁽²⁷⁾ Schedule 2 was substituted by S.I. 2007/2689. There are amendments not relevant to these Regulations.

“(e) the claimant or the claimant’s partner becomes or ceases to be a person who requires overnight care.”.

(6) In paragraph 6 of Schedule 9⁽²⁸⁾ (former pathfinder authorities), in the inserted regulation 12I (basic transitional protection in the second and subsequent years after 7th April 2008), in paragraph (2)(b)(ii) omit “, plus £15”.

Signed by authority of the Secretary of State for Work and Pensions.

	<i>Name</i>
	Parliamentary Under Secretary of State
	Department for Work and Pensions
Date	

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations amend the Housing Benefit Regulations 2006 and the Housing Benefit (Persons who have attained the qualifying age for state pension credit) Regulations 2006.

Regulation 2 amends the Housing Benefit Regulations 2006.

Paragraph (2) adds a new definition to regulation 2 of the Housing Benefit Regulations 2006. This defines a person who requires overnight care. It also amends the definition of a “young individual” to exclude a person who requires overnight care.

Paragraph (3) amends regulation 13D which provides for the calculation of a maximum rent (LHA) for cases where housing benefit is calculated by reference to a local housing allowance. The amendments reduce from five to four bedrooms the maximum size dwelling for which the local housing allowance is calculated and remove provisions that allowed a local authority to request a local housing allowance determination for categories larger than five bedrooms. They also enable account to be taken of an additional bedroom provided for a non-resident carer where the claimant or claimant’s partner is a person who requires overnight care and remove the provision that allows claimants to receive up to £15 more than their actual rent.

Paragraphs (4), (5) and (6) make amendments which allow an additional bedroom to be provided for a non-resident carer in cases where the relevant authority must make a referral to a rent officer. Paragraph (4) amends the definition of “change relating to a rent allowance” in regulation 14 to include a new change to those listed in Schedule 2. This change, and that made by paragraph (6), requires a relevant authority to refer a case to a rent officer for a determination where the claimant or claimant’s partner becomes or ceases to be a person who requires overnight care. Paragraph (5) amends regulation 114A to require the authority to inform the rent officer if the claimant or claimant’s partner is a person who requires overnight care.

Paragraph (7) amends regulation 12I, which is set out in Schedule 10 to the Housing Benefit Regulations, and which applies to some claimants in former pathfinder authorities, to remove the provision allowing claimants to receive up to £15 more than their actual rent.

Regulation 3 makes equivalent amendments to the Housing Benefit (Persons who have attained the qualifying age for state pension credit) Regulations 2006.

A full impact assessment has not been produced for this instrument as it has no impact on the private or voluntary sector.

⁽²⁸⁾ Schedule 9 was substituted by S.I. 2007/2869.

2010 No.

HOUSING

**The Rent Officers (Housing Benefit Functions) Amendment Order
2010**

Made - - - - *******
Laid before Parliament *******
Coming into force - - *******

The Secretary of State for Work and Pensions makes the following Order in exercise of the powers conferred by sections 122(1) and (6) of the Housing Act 1996⁽²⁹⁾.

Citation and commencement

- This Order may be cited as the Rent Officers (Housing Benefit Functions) Amendment Order 2010.
- Articles 1, 2 and 5 come into force on 18th March 2011.
- Articles 3 and 6 come into force on 1st April 2011.
- Articles 4 and 7 come into force on 19th September 2011.

Amendment of the Rent Officers (Housing Benefit Functions) Order 1997 coming into force on 18th March 2011

- The Rent Officers (Housing Benefit Functions) Order 1997⁽³⁰⁾ is amended as follows.
- In article 4B⁽³¹⁾ (broad rental market area determinations and local housing allowance determinations)—
omit—
 - paragraph (2A)(a)(ii);
 - paragraph (4) as substituted by article 6(4)(b) of the Rent Officers (Housing Benefit Functions) Amendment Order 2007⁽³²⁾;
 - paragraph (5);
 - in paragraph (6) omit “, (4) or (4A)”.
- In Schedule 3B⁽³³⁾ (broad rental market area determinations and local housing allowance determinations)—
in paragraph 1 (categories of dwelling)—

⁽²⁹⁾ 1996 c.52. Section 122 was amended by Schedule 5, paragraph 12 and Schedule 8 to the Welfare Reform Act 2007 (c.5).

⁽³⁰⁾ S.I. 1997/1984.

⁽³¹⁾ Article 4B was inserted by S.I. 2003/2398. It was amended, and its application extended to all local authorities, by S.I. 2007/2871. There is an amendment not relevant to this instrument.

⁽³²⁾ S.I. 2007/2871.

⁽³³⁾ Schedule 3B was inserted by S.I. 2007/2871. There is an amendment not relevant to this instrument.

omit sub-paragraph (1)(f);
 in sub-paragraph (2)(b) for “to (f)” substitute “to (e)”;
 in paragraph 2 (local housing allowance for category of dwelling in paragraph 1)—
 in sub-paragraph (9), at the beginning insert “Subject to sub-paragraph (12),”;
 after sub-paragraph (11) insert—
 “(12) Where the median rent for the category of dwelling specified in the paragraph of this Schedule listed in column (1) exceeds the figure in column (2), the local housing allowance for that category of dwelling is the figure in column (2)—

<i>(1) paragraph of this Schedule defining the category of dwelling</i>	<i>(2) maximum local housing allowance for that category of dwelling</i>
paragraph 1(1)(a) (one bedroom, shared accommodation)	£250
paragraph 1(1)(b) (one bedroom, exclusive use)	£250
paragraph 1(1)(c) (two bedrooms)	£290
paragraph 1(1)(d) (three bedrooms)	£340
paragraph 1(1)(e) (four bedrooms)	£400”

in paragraph 3 (anomalous local housing allowances)—
 in sub-paragraph (1)(b) for “to (f) substitute “to (e)””; and
 omit sub-paragraph (2).

Amendment of the Rent Officers (Housing Benefit Functions) Order 1997 coming into force on 1st April 2011

— The Rent Officers (Housing Benefit Functions) Order 1997 is amended as follows.
 In Schedule 1, paragraph 4 (determinations – local reference rents)—
 in sub-paragraph (2)(b) after “room suitable for living in” in the first place it occurs, insert “and neither the tenant nor the tenant’s partner is a person who requires overnight care”;
 in sub-paragraph (4) after the definition of “non-dependant” add—
 ““person who requires overnight care” has the same meaning as in regulation 2 (interpretation) of the Housing Benefit Regulations or, as the case may be, the Housing Benefit (State Pension Credit) Regulations.”.
 In Schedule 2 (size criteria) after paragraph 2 add—
 “3. Where the tenant or the tenant’s partner is a person who is stated on the application for the determination as being a person who requires overnight care (or in any case where both of them are so stated), one additional bedroom is allowed.”.

Amendment of the Rent Officers (Housing Benefit Functions) Order 1997 coming into force on 19th September 2011

— The Rent Officers (Housing Benefit Functions) Order 1997 is amended as follows.
 In Schedule 3B (broad rental market area determinations and local housing allowance determinations) in paragraph 2 (local housing allowance or category of dwelling in paragraph 1)—
 for sub-paragraphs (9) and (10) substitute—
 “(9) Subject to sub-paragraph (12), the local housing allowance for each category of dwelling specified in paragraph 1 is the amount of the rent at the 30th percentile in the list of rents for that category of dwelling.
 (10) The rent at the 30th percentile in the list of rents (“R”) is determined as follows—
 (a) where the number of rents on the list is a multiple of 10, the formula is—

$$R = \frac{\text{the amount of the rent at P} + \text{the amount of the rent at P1}}{2}$$

where—

- (i) P is the position on the list found by multiplying the number of rents on the list by 3 and dividing by 10; and
 - (ii) P1 is the following position on the list;
- (b) where the number of rents on the list is not a multiple of 10, the formula is—

$$R = \text{the amount of the rent at P2}$$

where P2 is the position on the list found by multiplying the number of rents on the list by 3 and dividing by 10 and rounding the result upwards to the nearest whole number.”;

in sub-paragraphs (11) and (12) for “Where the median rent” substitute “Where the rent at the 30th percentile”.

Amendment of the Rent Officers (Housing Benefit Functions) (Scotland) Order 1997 coming into force on 18th March 2011

— The Rent Officers (Housing Benefit Functions) (Scotland) Order 1997⁽³⁴⁾ is amended as follows.

In article 4B⁽³⁵⁾ (broad rental market area determinations and local housing allowance determinations)—
omit—

paragraph (2A)(a)(ii);

paragraph (4) as substituted by article 15(4)(b) of the Rent Officers (Housing Benefit Functions) Amendment Order 2007⁽³⁶⁾;

paragraph (5);

in paragraph (6) omit “, (4) or (4A)”.

In Schedule 3B⁽³⁷⁾ (broad rental market area determinations and local housing allowance determinations)—

in paragraph 1 (categories of dwelling)—

omit sub-paragraph (1)(f);

in subparagraph (2)(b) for “to (f)” substitute “to (e)”;

in paragraph 2 (local housing allowance for category of dwelling in paragraph 1)—

in sub-paragraph (9), at the beginning insert “Subject to sub-paragraph (12),”;

after sub-paragraph (11) add—

“(12) Where the median rent for the category of dwelling specified in the paragraph of this Schedule listed in column (1) exceeds the figure in column (2), the local housing allowance for that category of dwelling is the figure in column (2)—

<i>(1) paragraph of this Schedule defining the category of dwelling</i>	<i>(2) maximum local housing allowance for that category of dwelling</i>
---	--

⁽³⁴⁾ S.I. 1997/1995.

⁽³⁵⁾ Article 4B was inserted by S.I. 2003/2398. It was amended, and its application extended to all local authorities, by S.I. 2007/2871. There is an amendment not relevant to this instrument.

⁽³⁶⁾ S.I. 2007/2871.

⁽³⁷⁾ Schedule 3B was inserted by S.I. 2007/2871. There is an amendment not relevant to this instrument.

paragraph 1(1)(a) (one bedroom, shared accommodation)	£250
paragraph 1(1)(b) (one bedroom, exclusive use)	£250
paragraph 1(1)(c) (two bedrooms)	£290
paragraph 1(1)(d) (three bedrooms)	£340
paragraph 1(1)(e) (four bedrooms)	£400

in paragraph 3 (anomalous local housing allowances)—

in sub-paragraph (1)(b) for “to (f) substitute “to (e)””; and
omit sub-paragraph (2).

Amendment of the Rent Officers (Housing Benefit Functions) (Scotland) Order 1997 coming into force on 1st April 2011

— The Rent Officers (Housing Benefit Functions) (Scotland) Order 1997 is amended as follows.

In Schedule 1, paragraph 4 (determinations – local reference rents)—

in sub-paragraph (2)(b) after “room suitable for living in” in the first place it occurs, insert “and neither the tenant nor the tenant’s partner is a person who requires overnight care”;

in sub-paragraph (4) after the definition of “non-dependant” add—

““person who requires overnight care” has the same meaning as in regulation 2 (interpretation) of the Housing Benefit Regulations or, as the case may be, the Housing Benefit (State Pension Credit) Regulations.”.

In Schedule 2 (size criteria) after paragraph 2 add—

“3. Where the tenant or the tenant’s partner is a person who is stated on the application for the determination as being a person who requires overnight care (or in any case where both of them are so stated), one additional bedroom is allowed.”.

Amendment of the Rent Officers (Housing Benefit Functions) (Scotland) Order 1997 coming into force on 19th September 2011

— The Rent Officers (Housing Benefit Functions) (Scotland) Order 1997 is amended as follows.

In Schedule 3B (broad rental market area determinations and local housing allowance determinations) in paragraph 2 (local housing allowance or category of dwelling in paragraph 1)—

for sub-paragraphs (9) and (10) substitute—

“(9) Subject to sub-paragraph (12), the local housing allowance for each category of dwelling specified in paragraph 1 is the amount of the rent at the 30th percentile in the list of rents for that category of dwelling.

(10) The rent at the 30th percentile in the list of rents (“R”) is determined as follows—

(a) where the number of rents on the list is a multiple of 10, the formula is—

$$R = \frac{\text{the amount of the rent at P} + \text{the amount of the rent at P1}}{2}$$

where—

(i) P is the position on the list found by multiplying the number of rents on the list by 3 and dividing by 10; and

(ii) P1 is the following position on the list;

(b) where the number of rents on the list is not a multiple of 10, the formula is—

$$R = \text{the amount of the rent at P2}$$

where P2 is the position on the list found by multiplying the number of rents on the list by 3 and dividing by 10 and rounding the result upwards to the nearest whole number.”;

in sub-paragraphs (11) and (12) for “Where the median rent” substitute “Where the rent at the 30th percentile”.

Signed by authority of the Secretary of State for Work and Pensions

Name

Parliamentary Under Secretary of State
Department for Work and Pensions

Date

EXPLANATORY NOTE

(This note is not part of the Order)

This Order amends the Rent Officers (Housing Benefit Functions) Order 1997 (“the Rent Officers Order”) and the Rent Officers (Housing Benefit Functions) (Scotland) Order 1997.

Article 2, which comes into force on 18th March 2011, amends Schedule 3B to the Rent Officers Order so that the rent officer no longer determines a local housing allowance for five bedroom properties. It also amends Schedule 3B to introduce a maximum local housing allowance for each category of dwelling. Article 2 also amends article 4B and Schedule 3B to the Rent Officers Order to remove references to the local housing allowance determinations for dwellings that are larger than the categories listed in Schedule 3B. These references are no longer required as local authorities no longer request local housing allowance determinations for these larger dwellings.

Article 3, which comes into force on 1st April 2011, amends Schedule 2 to the Rent Officers Order so that where the tenant or the tenant’s partner is stated to be a person requiring overnight care, an additional bedroom will be allowed under the size criteria the rent officer applies when making the determinations in Schedule 1. It also amends Schedule 1 so that where the tenant or the tenant’s partner is a person requiring overnight care the local reference rent will be based upon the size of the dwelling or, where the dwelling exceeds the size criteria, the dwelling that accords with the size criteria.

Article 4, which comes into force on 19th September 2011, amends Schedule 3B to the Rent Officers Order to change the method of calculating the local housing allowance. This will no longer be based on the median of available rents but on the rent at the 30th percentile computed using the empirical distribution function with averaging method.

Articles 4 to 7 make equivalent amendments to the Rent Officers (Housing Benefit Functions) (Scotland) Order 1997.

A full impact assessment has not been produced for this instrument as it has no impact on the private or voluntary sector.

**Welfare and Wellbeing
Group**

**Explanatory Memorandum for the
Social Security Advisory Committee**

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Introduction

1. The Department for Work and Pensions is referring draft legislation to the Social Security Advisory Committee which will give effect to a number of measures announced by the Government in the 2010 Emergency Budget as follows:

From April 2011:

- the removal of the five bedroom Local Housing Allowance rate so that the maximum level is for a four bedroom property
- the introduction of absolute caps so that Local Housing Allowance weekly rates cannot exceed:
 - £250 for a one bedroom property
 - £290 for a two bedroom property
 - £340 for a three bedroom property
 - £400 for a four bedroom property

From October 2011:

- Local Housing Allowance rates will be set at the 30th percentile of rents in each Broad Rental Market Area rather than the median.

2. Additionally, from 1 April 2011, the £15 weekly Housing Benefit excess that some customers can receive under the Local Housing Allowance arrangements will be removed. This change was first announced in Budget 2009 but subsequently deferred until April 2011.

3. The changes will apply to new customers from the date they come into effect and to existing customers from the anniversary of their claim unless they have a change of circumstances which requires the local authority to re-determine the maximum rent.

4. The Government has also announced that it will increase its contribution to local authorities' funding for Discretionary Housing Payments by £10 million in 2011/12 and by £40 million a year from 2012/13, tripling the current funding of £20 million. This will give local authorities more flexibility to provide additional 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.

5. The Government also announced that, from April 2011, it would include an additional bedroom within the size criteria used to assess Housing Benefit claims in the private rented sector where a disabled person, or someone with a long term health condition, has a proven need for overnight care and it is provided by a non-resident carer.

6. The amendments to legislation which provides for these changes are contained in the Housing Benefit Amendment Regulations 2010 and the Rent Officers (Housing Benefit Functions) Amendment Order 2010. There is not a statutory requirement to refer the latter instrument to the Social Security Advisory Committee; however we are including it for completeness.

Reasons for Change

7. The background to the changes to the Local Housing Allowance arrangements is the budget deficit and the reductions in public expenditure that the Government is making to tackle it. Expenditure on Housing Benefit in cash terms has increased significantly from £11 billion in 1999/2000 to £20 billion in 2009/10. Without reform, it is forecast to reach £24 billion by 2015/16. It is clear that the overall cost of Housing Benefit must be controlled and reduced. This package of measures will achieve savings of around £1 billion by 2014/15.

8. Importantly, the measures announced will provide a fairer and more sustainable Housing Benefit scheme by taking steps to ensure that people on benefit are not living in accommodation that would be out of reach of most people in work. This will also begin to address the disincentives to work in the current system created by high rates of benefit. The average Housing Benefit award for Local Housing Allowance cases is over £9 per week more than for customers still on the previous scheme for the private rented sector. More specifically, in London some rates are excessively high. For example, Local Housing Allowance rates for five bedroom properties in central London have risen as high as £2000 per week. However, even rates for two-bedroom properties can exceed £300 per week in some London areas.

9. From April 2011 the overall caps on Local Housing Allowance rates will address excessively high rates paid to some customers. At the same time the removal of the five bedroom rate will bring the housing choices of larger families more in line with those who do not claim Housing Benefit. Reducing all rates to the 30th percentile rather than the median will bear down generally on the rental values being met through Housing Benefit from October 2011. The £15 excess which allows tenants to receive more benefit than they need is not justifiable in the current fiscal climate and its withdrawal will take effect from April 2011. Although the excess may have given some tenants an incentive to shop around for properties below the Local Housing Allowance rate the reduction in rates overall means there is no longer a case to retain it.

10. The Government is also responding to concerns that the criteria used to determine the size of property a customer requires only take account of people who live in the customer's dwelling as their home. Therefore a paid carer who resides with the customer is taken into account but no allowance is made for carers who provide overnight care but normally live elsewhere. In recent years local authorities have increasingly been asking for advice as they came under pressure to include an extra room for the use of non-resident carers. This has led to inconsistency in the treatment of non-resident carers: in some areas the additional cost of a sleepover room has been met by social services, elsewhere the local authority has met the cost through a Discretionary Housing Payment but on other occasions the customer has had to meet the shortfall themselves through other income.

Policy and Operations Background

11. The Local Housing Allowance is a way of calculating Housing Benefit for tenants in the deregulated private-rented sector that ensures that tenants in similar circumstances in the same area receive the same amount of financial support for their housing costs. These arrangements were introduced from April 2008 for people making new claims for Housing Benefit and for existing customers if they have a change of address or a break in their claim.

12. Local Housing Allowance rates are set within Broad Rental Market Areas which are determined by rent officers and which are intended to reflect the areas in which people live and access services. Rent officers collect rental evidence in these areas and then set rates for properties ranging from a room in a shared property up to a property with five bedrooms. Currently rates are set at the median level so that tenants are able to afford at least 50 per cent of privately rented properties within their area.

13. The local authority uses the appropriate rate, based on the area where the person lives and the size of their household, to determine the maximum amount to be included in the Housing Benefit calculation. Size criteria (see **Appendix A**) are used to determine the number of bedrooms a household requires. Since April 2009 Local Housing Allowance rates have been capped at the five-bedroom level regardless of household size. The size criteria do not include an allowance for an additional room for customers who require overnight care.

14. Local Housing Allowance rates are published each month so that prospective tenants know in advance of entering into a tenancy agreement the maximum level of Housing Benefit they could receive. To give customers an incentive to shop around they can currently keep an excess of up to £15 per week if their contractual rent is less than the Local Housing Allowance rate that applies to them.

15. If customers have a contractual rent which is above the Local Housing Allowance rate they need to meet the shortfall from other resources. Local authorities can also consider awarding a Discretionary Housing Payment in these circumstances. The Government currently contributes £20 million a year towards these payments. Local authorities can spend in total up to 2.5 times their government allocation (nationally £50m). In practice local authorities tend to spend up to or just over the government allocation. See **Appendix B**.

The proposed changes to the Housing Benefit regulations

16. The proposed Housing Benefit (Amendment) Regulations 2010 make the following changes to the Housing Benefit Regulations 2006 and the Housing Benefit (Persons who have attained the qualifying age for state pension credit) Regulations 2006.

17. Regulations 13D (1), (2) and (3) of the Housing Benefit regulations make provision for the determination of the maximum rent according to the Local Housing Allowance rules. They provide for the local authority to use the appropriate Local Housing Allowance rate for the Broad Rental Market area in which the customer lives and the category of dwelling they require. The category of dwelling which applies is specified as either being one bedroom in shared accommodation or a property with the appropriate number of bedrooms for the household. The number of bedrooms required is determined in accordance with the size criteria up to a maximum of five bedrooms. From 1 April 2011, the proposed amendment regulations will reduce the maximum to four bedrooms.

18. The size criteria at Regulation 13D (3) only take account of those who live in the customer's dwelling as their home. Therefore where the carer lives elsewhere or care is provided by a team of carers a sleepover bedroom is not included.

19. The amendment regulations will allow funding for an additional bedroom where the customer or their partner has an established need for overnight care, that care is provided by someone outside of the household and where they occupy a property with an additional bedroom. Although the numbers are likely to be very small it is possible that there will be some who live in a four bedroom or larger property that meet the criteria but will not benefit from this change.

20. This is achieved by the insertion of a definition of "a person who requires overnight care" at Regulation 2 and an insertion to Regulation 13D to allow for an additional bedroom where the customer and / or their partner satisfies this definition. A corresponding change has been made to the size criteria in the Rent Officers Order for private rented sector cases that are not subject to the Local Housing Allowance (see below).

21. Amendments have also been made to Regulation 14(8) (requirement to refer to rent officers) paragraph 2(3) of Schedule 2 (excluded tenancies) and Regulation 114A (9), (and 95A (9) in the Persons who have attained Pensions Age regulations) which sets out the information that is required to be sent to the rent officer. These changes ensure that the relevant information is passed onto the rent officer in order for them to take a non-resident carer into account where appropriate in their determination.

22. Regulation 13D(6) makes provision for the up to £15 excess to be paid where the appropriate Local Housing Allowance rate exceeds the cap rent (normally the contractual rent or the customer's share in joint tenancies). The amendment regulations will remove this provision so that where the Local Housing Allowance rate exceeds the cap rent the maximum rent will be the Local Housing Allowance rate.

23. The amending regulations will also remove a number of provisions at regulation 13(D) (6), (8) and (9) which applied to dwellings with more than five bedrooms and are no longer relevant.

The proposed changes to the Rent Officers (Housing Benefit) Function Order

24. The Rent Officers (Housing Benefit Functions) Amendment Order 2010 amends both the Rent Officers (Housing Benefit Functions) Order 1997 and the Rent Officers (Housing Benefit Functions) (Scotland) Order 1997.

25. The amendment order removes provisions which relate to properties which have more than five bedrooms at Article 4B, and makes amendments to Schedule 3B to remove the requirement to determine a Local Housing Allowance rate for five bedroom properties. Additionally it inserts a new provision in Schedule 3B which introduces a maximum Local Housing Allowance rate for each category of dwelling up to four bedrooms. These provisions come into force from 18 March 2011 which is the earliest that rent officers would determine rates for April 2011.

26. From 19 September, Schedule 3B is further amended so that Local Housing Allowance rates for October 2011 onwards are set at the 30th percentile rather than the median.

27. The provision for a room for a non-resident carer applies to all private sector cases, not just to those in receipt of benefit under the Local Housing Allowance arrangements. In order to reflect this, a change to the size criteria is contained at Schedule 2, paragraph 1 similar to that which has been made to Regulation 13D of the Housing Benefit Regulations.

Costs and savings

28. This package of measures is estimated to achieve savings as follows:

Exchequer impact GB (£million)	2011-12	2012-13	2013-14	2014-15
Savings				
Remove £15 excess	280	490	520	550
Remove 5 bedroom rate	5	10	15	15
Cap Local Housing Allowance rates	50	55	55	50
Set Local Housing Allowance at 30th percentile	65	355	400	410
Costs				
Extra room for carer	15	15	15	15
Increase Discretionary Housing Payments	10	40	40	40
Total	370	860	940	970

Notes:

Savings relating to 'cap Local Housing Allowance rates' are net of 'removing the highest rents' proposal announced in the March 2010 Budget. Figures have been adjusted to account for overlaps between the individual measures, and relate to Great Britain; there will be an additional saving if the measures are mirrored in Northern Ireland. The savings do not take account of behavioural effects such as landlords increasing rent up to the maximum.

Consultation

29. The Department will be consulting formally with the Local Authority Associations which represent local authorities across Great Britain on these changes.

30. The Department has already consulted publicly on proposals to reform the Housing Benefit system to make it fairer, more affordable, and to improve work incentives. The consultation commenced on 15 December 2009 and concluded on 22 February 2010. 381 responses were received. Most respondents, when asked about ways in which benefit rates could be set at more affordable levels, felt that there should be some form of upper level beyond which Housing Benefit would not be paid. Typically, this was felt to be at a level which a low income working family could afford to pay in rent.

31. We then asked whether excluding the most expensive rents, when setting Local Housing Allowance rates, would result in fairer levels of benefit. We received 174 responses to this question of which 66 per cent agreed with the proposal.

32. We also asked whether Housing Benefit should be extended to provide for an extra bedroom where there is an established need for a non-resident carer. Out of 234 responses we received to this question, the overwhelming majority were in favour of providing an extra room with 84 per cent supporting the proposal.

33. The Department has also been conducting a two-year review of the Local Housing Allowance arrangements and separate research into housing choices and rental commitments made by low income households in the private rented sector. The findings for the review and research will be published later in the year but the preliminary findings suggest that there is evidence to support the changes we are making.

34. The research has found that most low income working households pay a rent which is, on average, less than the Local Housing Allowance rate for that property although the amount paid is usually 90 per cent or more of that rate (except for large properties). The findings generally support the decision to set the Local Housing Allowance rate at the 30th percentile of rents in each area.

35. The research did not find any evidence that low income working households pay the very high rents that have been supported in some circumstances by the Local Housing Allowance arrangements. This supports the introduction of the absolute caps on Local Housing Allowance rates.

36. Qualitative research amongst tenants that was carried out for the two-year review found an overwhelming view that the excess should be removed as Housing Benefit should cover rent and no more. In general, customers felt that their decision to move would be shaped by their knowledge of their Local Housing Allowance rate but there was very little evidence to suggest that decisions would be influenced by the potential to keep a £15 excess.

37. Additionally, there is evidence collected for the most recent wave (Wave 20) of the Local Authority Omnibus survey³⁸ where Housing Benefit managers state that some landlords are using the transparency of the arrangements to raise rents to the Local Housing Allowance level. Although, in March 2010, 43 per cent of customers were in receipt of an excess which would indicate that a substantial number of landlords still charge below or just short of the maximum. However, the reductions in Local Housing Allowance rates from April and October 2011 will start to redress any tendency amongst landlords to capitalise on the transparency of the Local Housing Allowance arrangements.

³⁸ To be published 12th August 2010.

Impacts of the changes

38. The Department is carrying out assessments of the impact of these changes. An initial equality impact assessment has been completed. We will be working with Communities and Local Government, the Welsh Assembly Government and the Scottish Government, along with local authorities, to assess the wider impacts on their housing functions. We will also explore other impacts on schooling, health and social services. This work will inform an impact assessment which will be published when legislation is laid before Parliament.

Equality Impact Assessment

39. The impact of the changes to the Local Housing Allowance arrangements has been assessed both by individual measure and cumulatively, broken down by gender, disability and age using data collected from local authorities. (See **Appendix C**). We have also included an assessment of the impact on families. It is not possible to provide the specific impact of the measures on race equality as such data is not collected. We have therefore used the Family Resources Survey (FRS) to provide an indication of the impact of these measures on ethnic minority groups.

40. We estimate that, in total, 99 per cent of cases assessed under the Local Housing Allowance arrangements (1.02 million at March 2010) will be affected in some way by the changes to the Local Housing Allowance arrangements with an average loss of £12 per week.

41. The cumulative impact of the changes does not appear to affect one group more disproportionately than another. Because 99 per cent of the overall Local Housing Allowance caseload is affected by the cumulative measures, the proportions for the affected caseload compared to the overall Local Housing Allowance caseload overall will be identical.

42. However the assessment of the impact by individual measure shows that families are likely to be affected disproportionately by the overall caps in Local Housing Allowance rates and the removal of the five bedroom rate. As some ethnic minority groups tend to have a higher proportion of large families, this may impact disproportionately on them. However, limitations in current data prevent the scope to draw on quantitative evidence to establish the scale of this potential effect.

43. The measure to include an additional bedroom for non resident carers is aimed at and will benefit disabled people. The equality impact assessment shows that within this group the main beneficiaries will be elderly, white and female. This is due entirely to the characteristics of the population whose care needs are met by non-resident carers and not due to the design of the policy.

Wider impacts of the changes to the Local Housing Allowance arrangements

Homelessness

44. It may become more difficult for some Housing Benefit customers to find suitable accommodation, because the overall number of properties available is reduced. Some people may also face difficulties in moving, and may approach their local authority for assistance. However, in all areas except for the handful affected by the caps, around a third of properties will still be affordable to Housing Benefit customers. Housing authorities may experience difficulty finding suitable private rented sector accommodation locally for households that are accepted as homeless or at risk of homelessness. These impacts are more likely in London but could occur elsewhere.

Overcrowding

45. In a small number of cases, the combination of the removal of the five bedroom rate and the reduction in Local Housing Allowance rates to the 30th percentile could result in overcrowding. The number of households currently receiving benefit at the five bedroom rate is a very small proportion of the caseload at 7,338 out of over one million.

Working households

46. There could also be negative impacts for Housing Benefit customers who are working if they have to move to an area where they need to extend their commute to their place of work. This impact may be more pronounced in inner London than elsewhere. We do not currently have robust data that allows us to determine the extent of an impact on working households by area.

47. However, a more positive impact is that moving to more affordable accommodation could encourage households to take up employment.

Detailed impacts to inform further work

48. To inform the wider impact assessment we have carried out detailed analysis at local authority level. This analysis looks at the impacts on:

- various groups e.g. by dwelling size, client group
- affordability of accommodation
- households affected by the 1-4 bedroom caps and removal of 5 bedroom Local Housing Allowance rate by local authority and Government Office region
- households affected by 30th percentile by local authority

and it also includes details of current Housing Benefit awards. The analysis is attached as **Appendix D**.

49. This analysis shows that in most areas more than 30 per cent of private rented accommodation will still be affordable to people claiming Housing Benefit although this would be less in central London. Customers living in London will be most affected by the changes, areas such as Wales and the North East will experience the lowest reductions.

50. The detailed data will also help us allocate the additional Discretionary Housing Payments funding announced in the Budget, in consultation with the Local Authority Associations.

Child poverty

51. Any reductions in benefit incomes for families will have an adverse impact on work to reduce child poverty and as mentioned above children's schooling could also be affected. The Department intends to take forward further analysis on this aspect.

Rural impacts

52. There is no change to the way in which Housing Benefit services are provided for rural communities as a consequence of these measures.

Complexity impacts – Changes to the Local Housing Allowance arrangements

Simplification Statement

53. The changes to the Local Housing Allowance arrangements will not complicate the calculation of Housing Benefit entitlement as local authorities will simply replace one set of Local Housing Allowance rates with another. By not including any transitional protection for existing customers we have avoided an additional layer of administrative complexity for local authorities.

Impact on legislation

54. The proposed legislation will make amendments to the Housing Benefit Regulations 2006 and the Rent Officers Orders. There are no immediate plans to consolidate the statutory instruments which are being amended. However, the Department will make available informal consolidated versions of the amended legislation on its website (*The Law Relating to Social Security – DWP*) in due course.

Impact on operations

55. Local authorities will need to start communicating these changes to customers in advance of their coming into effect. The Department will be ensuring that the amending legislation is made as quickly as it can to enable them to start this work. The Department aims to lay amending legislation at the beginning of November 2010. We envisage that housing benefit

managers will also need to liaise with their housing departments and local advice agencies to plan how best to deliver housing advice to those seeking alternative accommodation. As existing customers will be affected from their anniversary date local authorities will be able to plan this work on a staged basis.

56. In London where customers are likely to move from one borough to another there will also be a need for liaison between authorities to ensure that this transition is managed as smoothly as possible.

57. Local authorities will need to prepare for increases in requests for Discretionary Housing Payments and make decisions about how best they will prioritise these in the light of their available funding. This is particularly the case for London Boroughs but all local authorities could see increased demand in this area. The Department intends to revisit best practice guidance in light of these measures and the increase in available funding.

Impact on customers

58. For customers, the transparency of the Local Housing Arrangements will remain unchanged. Rates will continue to be published by local authorities and the three rent services in England, Scotland and Wales.

59. For existing customers, advance knowledge of the changes and how they will be affected will be critical. In particular, those customers who are affected by the introduction of overall caps and the removal of the five bedroom rate from April 2011 will also need to be aware of the further reductions that are likely to occur in rates from October. This consideration applies equally to customers making new claims from April 2011. The three rent services have published and will keep up to date indicative Local Housing Allowance rates at the 30th percentile to help inform customers who need to make decisions about affordable rental commitments.

Impact on communications

60. As outlined in the section on the information strategy the Department will work with local authorities and advice agencies to ensure that customers are informed of these changes in a variety of accessible media. This could include targeted information, leaflets, electronic media and use of local press and radio.

Complexity impacts – additional room for non-resident carers

61. Whilst this change will introduce an additional requirement for the local authority to establish a need for an additional bedroom, it will provide clarity both for the assessor and the customer. Given that, currently many local authorities go on to consider the case for a Discretionary Housing Payment, double handling will no longer be required in these cases.

62. We will discuss with local authorities and other stakeholders how best to alert existing and potential customers who may benefit from this change. Some may already be known to the local authority because they have a Discretionary Housing Payment award or are known to Social Services Departments.

63. Where an award of benefit changes due to the implementation of new legislation, there is no requirement on existing customers to identify and report this, and there is no time limit on the period for which arrears can be awarded. This means that customers who are in receipt of benefit as of 1 April 2011 and who are subsequently identified as being entitled to the extra room rate for an overnight carer, will be entitled to full arrears even if their award is not revised until a later date. There is no time limit on this. The onus is on the local authority to identify people who may be entitled and to invite them to send in the necessary evidence if they want to be considered for the extra room rate.

64. For new customers who are awarded benefit after the date the new rules come into force, there will be a need for them to claim the extra room rate. We will take steps to ensure customers are informed about the new rules, and that claim forms and telephone scripts are amended as appropriate. Normal time for claiming and backdating rules will apply in these circumstances, so that:

- where a customer applies for the extra room rate as part of their initial claim for benefit, they will have one month or longer if reasonable to provide any necessary evidence
- where they apply for a review of an ongoing award in respect of the extra room rate, they may be able to seek a backdated award.

Easing the transition

Information and communications strategy

65. The Department accepts that it will be essential to give customers advance warning that they are likely to be affected by the changes and advice on the options open to them. As for previous changes to the Local Housing Allowance arrangements we will provide practical support for local authorities.

66. We will be working with local authority colleagues and welfare and housing advisers to ensure that a comprehensive and consistent communication strategy for customers is developed. The main aim is to ensure that people know in good time when their Housing Benefit is going to change so that they have enough time to make alternative provision.

67. We will ensure that the full range of options for customers facing a shortfall in their rent from renegotiating their rent levels through to applying to their local authority for assistance in obtaining alternative accommodation are publicised and that people are encouraged to consider these options before it is too late.

68. We will also work with other government departments and the devolved administrations over the forthcoming months to explore strategies that can be adopted to ease the process for households seeking and moving to alternative accommodation.

69. In respect of the 'room for carers' policy, we will revise claim forms and telephone scripts so that new customers who apply for benefit after the new rules come into force will be asked if they want to apply for the extra room rate. We will issue guidance to local authorities explaining how the new rules should work. This will include advice about how to work with Social Services departments and other agencies where it is necessary to confirm that a customer needs an overnight carer. In respect of existing customers, the onus will be on local authorities to identify and contact those they think may be entitled, although we will encourage customers who think they could be eligible, to make themselves known. Our communications strategy will include measures to raise awareness about this new provision, so that all customers are able to apply for this additional benefit. As part of this we will explore whether notices that go out to all new customers should include advice about the new 'room for carers' policy.

Discretionary Housing payments

70. The increase in the government contribution to Discretionary Housing Payments will be an important element in the strategy to ease the transition for existing customers.

71. Discretionary Housing Payments are made from a cash limited fund and are available to tenants who face a short fall in their rent for which they receive government funding (see **Appendix B**). The central government funding allocation for this fund has been £20m per annum since 2002.

72. The Government has recognised that some customers may need targeted support as a result of these changes and has therefore increased the allocation by £10m in 2011/12 and £40m a year from 2012/13 onwards. This will give local authorities additional flexibility to provide additional 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.

73. We will be discussing the options for the allocation of the additional funding with the Local Authority Associations so that it is targeted to areas where it is needed most. For example in 2011/12 it is likely a significant proportion of the additional £10 million could be allocated to those boroughs and authorities who expect to see the greatest number of tenants with shortfalls resulting from the changes.

Monitoring and evaluation

74. We will monitor the impact of this policy through Housing Benefit data we routinely collect from local authorities. We will also be discussing with other government departments and the Devolved Administrations other ways we might monitor the impact of these changes.

Appendix A – Size criteria used in the determination of Housing Benefit

In determining the maximum Housing Benefit for tenants in the private rented sector, local authorities take account of the size of the household. For claims assessed under the Local Housing Allowance arrangements, the number of bedrooms a household requires is specified in regulations. For claims assessed under the pre-Local Housing Allowance schemes, rent officers apply size criteria contained in the Rent Officers (Housing Benefit Functions) Order.

Bedroom allowance used for claims made under the Local Housing Allowance arrangements

One bedroom for each of the following:

- a couple
- a person who is not a child (age 16 and over)
- two children of the same sex
- two children who are under ten
- any other child

The number of living rooms is ignored for the purpose of the Local Housing Allowance as it is assumed all tenants are entitled to these and properties tend to be advertised according to the number of bedrooms they contain.

Size criteria for pre-April 2008 Housing Benefit claims

One bedroom for each of the following:

- a couple
- a person who is not a child (age 16 and over)
- two children of the same sex
- two children who are under ten
- any other child

Plus, rooms for living:

- less than four occupiers; one
- four to six occupiers; two
- any other case; three

Appendix B – Discretionary Housing Payments

How the Scheme works

Discretionary Housing Payments (DHPs) are only available to people who are entitled to Housing Benefit or Council Tax Benefit and are intended to make up shortfalls in entitlement to benefit where the local authority considers that the person concerned is in need of further help with their housing costs.

The various types of shortfalls that a DHP can cover include rent restriction such as Local Reference Rent, Single Room Rent, size criteria or when the Local Housing Allowance rate does not meet the rent. DHPs can also make up shortfalls resulting from non-dependant deductions and income tapers. Local authorities can also consider a DHP to help with rent deposits and rent in advance.

There are no prescribed resources tests; authorities simply have to be satisfied that the person concerned is in need of further financial assistance for housing costs.

As DHPs are made entirely at the local authority's discretion it is for the authority to decide what should be awarded in any particular case and how long the award should last. Awards can be made on a long term basis if the need is likely to be ongoing, for example, because of a medical condition. They may also choose to award a DHP when a customer's benefit levels drop when their cases are reviewed by a local authority.

The Department has issued *Good Practice* to local authorities on Discretionary Housing Payments.

Facts

The current government DHP allocation to local authorities is £20 million. DHPs are subject to an annual overall cash limit of £50 million (2.5 times the government allocation). In practice, local authorities spend very little beyond the government allocation.

The latest confirmed figures for overall national spend are for 2008/09:

- total DHP spend was £21.1 million, and
- 42 per cent of local authorities spent more than the central government allocation compared with just 15 per cent in 2004/05.

The total overall cash limit from 2012/13 will be £150 million.

<p>Welfare and Wellbeing Group</p>	
	<p>Equality Impact Assessment Housing Benefit</p>
<p>July 2010</p>	<p>Changes to the Local Housing Allowance arrangements and Housing Benefit size criteria for people with non-resident overnight carers</p>

Equality Impact Assessment for changes to the Local Housing Allowance arrangements and Housing Benefit size criteria for people with non-resident overnight carers

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Purpose and aims of the changes

The changes

The Government announced the following changes to the Local Housing Allowance arrangements in the Budget on 22 June 2010.

From April 2011:

- the removal of the five bedroom Local Housing Allowance rate so that the maximum level is for a four bedroom property
- the introduction of absolute caps so that Local Housing Allowance weekly rates cannot exceed:
 - £250 for a one bedroom property
 - £290 for a two bedroom property
 - £340 for a three bedroom property
 - £400 for a four bedroom property

From October 2011:

Local Housing Allowance rates will be set at the 30th percentile of rents in each Broad Rental Market Area rather than the median.

Additionally, from 1 April 2011, the £15 weekly Housing Benefit excess that some customers can receive under the Local Housing Allowance arrangements will be removed. This change was first announced in Budget 2009 but subsequently deferred until April 2011.

The changes will apply to new customers from the date they come into effect and to existing customers from the anniversary of their claim unless they have a change of circumstances which requires the local authority to re-determine the maximum rent.

The Government has also announced that it will increase its contribution to local authorities' funding for Discretionary Housing Payments by £10 million in 2011/12 and by £40 million a year from 2012/13, tripling the current funding of £20 million. This will give local authorities more flexibility to provide additional 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.

The Government also announced that, from April 2011, it would include an additional bedroom within the size criteria used to assess Housing Benefit claims in the private rented sector where a disabled person, or someone with a long term health condition, has a proven need for overnight care and it is provided by a non-resident carer.

Background

The Local Housing Allowance is a way of calculating Housing Benefit for tenants in the deregulated private-rented sector that ensures that tenants in similar circumstances in the same area receive the same amount of financial support for their housing costs. These arrangements were introduced from April 2008 for people making new claims for Housing Benefit and for existing customers if they have a change of address or a break in their claim.

Local Housing Allowance rates are set within Broad Rental Market Areas which are determined by rent officers and which are intended to reflect the areas in which people live and access services. Rent officers collect rental evidence in these areas and then set rates for properties ranging from a room in a shared property up to a property with five bedrooms. Currently rates are set at the median level so that tenants are able to afford at least 50 per cent of privately rented properties within their area.

The local authority uses the appropriate rate, based on the area where the person lives and the size of their household, to determine the maximum amount to be included in the Housing Benefit calculation. Size criteria (see **Annex A**) are used to determine the number of bedrooms a household requires. Since April 2009 Local Housing Allowance rates have been capped at the five-bedroom level regardless of household size. The size criteria do not include an allowance for an additional room for customers who require overnight care.

Local Housing Allowance rates are published each month so that prospective tenants know in advance of entering into a tenancy agreement the maximum level of Housing Benefit they could receive. To give customers an incentive to shop around they can currently keep an excess of up to £15 per week if their contractual rent is less than the Local Housing Allowance rate that applies to them.

Reasons for change

The background to the changes to the Local Housing Allowance arrangements is the budget deficit and the reductions in public expenditure that the Government is making to tackle it. Expenditure on Housing Benefit in cash terms has increased significantly from £11 billion in 1999/2000 to £20 billion in 2009/10. Without reform, it is forecast to reach £24 billion by 2015/16. It is clear that the overall cost of Housing Benefit must be controlled and reduced. This package of measures will achieve savings of around £1 billion by 2014/15.

Importantly, the measures announced will provide a fairer and more sustainable Housing Benefit scheme by taking steps to ensure that people on benefit are not living in accommodation that would be out of reach of most people in work. This will also begin to address the disincentives to work in the current system created by high rates of benefit. The average Housing Benefit award for Local Housing Allowance cases is over £9 per week more

than for customers still on the previous scheme for the private rented sector. More specifically, in London some rates are excessively high. For example, Local Housing Allowance rates for five bedroom properties in central London have risen as high as £2000 per week. However, even rates for two-bedroom properties can exceed £300 per week in some London areas.

From April 2011 the overall caps on Local Housing Allowance rates will address excessively high rates paid to some customers. At the same time the removal of the five bedroom rate will bring the housing choices of larger families more in line with those who do not claim Housing Benefit. Reducing all rates to the 30th percentile rather than the median will bear down generally on the rental values being met through Housing Benefit from October 2011. The £15 excess which allows tenants to receive more benefit than they need is not justifiable in the current fiscal climate and its withdrawal will take effect from April 2011. Although the excess may have given some tenants an incentive to shop around for properties below the Local Housing Allowance rate the reduction in rates overall means there is no longer a case to retain it.

The Government is also responding to concerns that the criteria used to determine the size of property a customer requires only take account of people who live in the customer's dwelling as their home. Therefore a paid carer who resides with the customer is taken into account but no allowance is made for carers who provide overnight care but normally live elsewhere. In recent years local authorities have increasingly been asking for advice as they came under pressure to include an extra room for the use of non-resident carers. This has led to inconsistency in the treatment of non-resident carers: in some areas the additional cost of a sleepover room has been met by social services, elsewhere the local authority has met the cost through a Discretionary Housing Payment but on other occasions the customer has had to meet the shortfall themselves through other income.

How the changes will be applied

As a general principle the changes to the Local Housing Allowance arrangements will apply to new claims to Housing Benefit from the date the changes come into effect. For existing customers the changes will not normally take effect until the anniversary of their claim. However, if they change address or there is a change in the composition of their household which requires the local authority to determine a new maximum amount for the Housing Benefit calculation, their claim may be amended sooner. Existing provisions protecting Housing Benefit levels where a relevant person has died will apply. The changes come into effect as follows:

- the overall caps on Local Housing Allowance rates for properties with one to four bedrooms and the removal of the five bedroom rate
- the five bedroom rate will come into effect from 1st April 2011
- the withdrawal of the £15 excess will apply from 1 April 2011

- Local Housing Allowance rates will be set at the 30th percentile from 1 October 2011

The change to the size criteria for people with a non-resident carer will apply where the customer, their partner or both need an overnight carer. It will not apply to any other members of the household including children. In order to qualify for the additional room the customer will need to satisfy the following criteria:

- the carer(s) has/have a home elsewhere
- the carer(s) provide(s) the overnight care that the customer or partner needs, and
- the extra bedroom is available to be used

We will accept there is a need for overnight care where the customer receives the higher rate of either Attendance Allowance or the care component of the Disability Living Allowance, as the need would have already been established. Otherwise evidence will need to be provided that overnight care is both required and provided.

The change will take effect from 1 April 2011 and will apply to new claims for Housing Benefit and existing customers from that date.

Consultation and involvement

The Department will be consulting formally with the Local Authority Associations which represent local authorities across Great Britain on these changes. The draft legislation will also be referred to the Social Security Advisory Committee which could hold a wider consultation.

The Department has already consulted publicly on proposals to reform the Housing Benefit system to make it fairer, more affordable, and to improve work incentives. The consultation commenced on 15 December 2009 and concluded on 22 February 2010. 381 responses were received. Most respondents, when asked about ways in which benefit rates could be set at more affordable levels, felt that there should be some form of upper level beyond which Housing Benefit would not be paid. Typically, this was felt to be at a level which a low income working family could afford to pay in rent.

We then asked whether excluding the most expensive rents, when setting Local Housing Allowance rates, would result in fairer levels of benefit. We received 174 responses to this question of which 66 per cent agreed with the proposal.

We also asked whether Housing Benefit should be extended to provide for an extra bedroom where there is an established need for a non-resident carer. Out of 234 responses we received to this question, the overwhelming majority were in favour of providing an extra room with 84 per cent supporting the proposal.

The Department has also been conducting a two-year review of the Local Housing Allowance arrangements and separate research into housing choices and rental commitments made by low income households in the private rented sector. The findings for the review and research will be published later in the year but the preliminary findings suggest that there is evidence to support the changes we are making.

The research has found that most low income working households pay a rent which is, on average, less than the Local Housing Allowance rate for that property although the amount paid is usually 90 per cent or more of that rate (except for large properties). The findings generally support the decision to set the Local Housing Allowance rate at the 30th percentile of rents in each area.

The research did not find any evidence that low income working households pay the very high rents that have been supported in some circumstances by the Local Housing Allowance arrangements. This supports the introduction of the absolute caps on Local Housing Allowance rates.

Qualitative research amongst tenants that was carried out for the two-year review found an overwhelming view that the excess should be removed as Housing Benefit should cover rent and no more. In general, customers felt that their decision to move would be shaped by their knowledge of their Local Housing Allowance rate but there was very little evidence to suggest that decisions would be influenced by the potential to keep a £15 excess.

Additionally, there is evidence collected for the most recent wave (Wave 20) of the Local Authority Omnibus survey³⁹ that Housing Benefit managers say that some landlords are using the transparency of the arrangements to raise rents to the Local Housing Allowance level. Although, in March 2010, 43 per cent of customers were in receipt of an excess which would indicate that a substantial number of landlords still charge below or just short of the maximum. However, the reductions in Local Housing Allowance rates from April and October 2011 will start to redress any tendency amongst landlords to capitalise on the transparency of the Local Housing Allowance arrangements.

³⁹ To be published 12th August 2010.

Impact of the changes to the Local Housing Allowance arrangements announced in the 2010 Budget

Methodology

The impact of the changes to the Local Housing Allowance arrangements has been assessed both by individual measure and cumulatively, broken down by gender, disability and age using data collected from local authorities. We have also included an assessment of the impact on families. It is not possible to provide the specific impact of the measures on race equality as such data is not collected. We have therefore used the Family Resources Survey to provide an indication of the impact. The impact assessments for the single measures can be found in the Annexes as follows:

- the removal of the £15 excess **Annex B**
- applying caps to the one to five bedroom rates **Annex C**
- capping the five bedroom rate at the four bedroom rate **Annex D**
- Local Housing Allowance rates at 30th percentile **Annex E**

The impact of the additional bedroom for a non-resident carer is discussed separately (see page 14).

The cumulative impact of the measures is presented in tables 1-5 below. These impacts do not take account of the expected behavioural changes such as households moving or negotiating lower rents. We estimate that in total around 99 per cent of cases assessed under the Local Housing Allowance arrangements (1.02 million at March 2010) will be affected in some way by these measures with an average loss of around £12 per week. Because 99 per cent of the overall Local Housing Allowance caseload is affected by the cumulative measures, the proportions for the affected caseload compared to the Local Housing Allowance caseload overall will be virtually identical. These proportions will however vary for analysis of the impact of the single measures.

Impact of cumulative measures

Gender equality

As Housing Benefit is assessed on overall household income, rather than distinguishing between male and female recipients of these benefits, the classification at the household level has been made as 'couples', 'male' and 'female', – the latter two describing those without a partner. This breakdown by gender is shown in Table 1.

The proportions of affected Local Housing Allowance customers for the female (46 per cent), male (32 per cent) and couple (22 per cent) groups are broadly consistent with the Housing Benefit caseload overall.

	HB PRS (LHA) renters affected by policy	All HB PRS (LHA) renters	All HB renters	All non-HB PRS renters
Female	46%	46%	50%	28%
Male	32%	32%	30%	37%
Couple	22%	22%	20%	35%
All	100%	100%	100%	100%

Source: Single Housing Benefit Extract, March 2010 & Family Resources Survey 06/07, 07/08 and 0809 (for 'all non-HB private rented sector (PRS)' figures).

Disability equality

The breakdowns for the impact of the cumulative measures on disabled customers of Housing Benefit are displayed in Table 2. There is a lower proportion of Local Housing Allowance customers with a disability (19 per cent) compared to the Housing Benefit caseload overall (26 per cent).

	HB PRS (LHA) renters affected by policy	All HB PRS (LHA) renters	All HB renters	All non-HB PRS renters
Disability	19%	19%	26%	1%
No disability	81%	81%	74%	99%
All	100%	100%	100%	100%

Source: Single Housing Benefit Extract, November 2009, Family Resources Survey 06/07, 07/08 and 0809 (for 'all non-HB PRS' figures)⁴⁰. Disabled group includes Housing Benefit awards with a Disability Premium or Severe Disability Premium, or those passported to full Housing Benefit by an award of Employment and Support Allowance or Income Support with a Disability Premium.

Age equality

Table 3 displays the breakdowns for the impact of the cumulative measures by working age and elderly. 92 per cent of Local Housing Allowance customers are of working age while only eight per cent are elderly, compared to 66 per cent and 34 per cent respectively for Housing Benefit overall. In this context, these measures will affect working age customers more than the elderly.

	HB PRS (LHA) renters affected by policy	All HB PRS (LHA) renters	All HB renters	All non-HB PRS renters
Working age	92%	92%	66%	92%
Elderly	8%	8%	34%	8%
All ages	100%	100%	100%	100%

Source: Single Housing Benefit Extract, March 2010, Family Resources Survey 06/07, 07/08 and 0809 (for 'all non-HB PRS' figures).

⁴⁰ FRS disability figures for 'all non-HB PRS' renters refers to someone in the benefit unit receiving the higher rate of Disability Living Allowance or Attendance Allowance.

Impact on families

The cumulative impact of the measures on family type is provided in Table 4a and 4b. Table 4a shows that there is little difference between the Local Housing Allowance customers affected by the policy and the Local Housing Allowance caseload as whole. However, there is a lower proportion of elderly and thus a higher proportion of working age customers in the Local Housing Allowance caseload compared to the Housing Benefit caseload overall, so that in this context there is a disproportionate impact on the working age group. But Table 4b shows that if you focus only on the working age then there is little difference in the family type breakdown for the Local Housing Allowance caseload compared to the Housing Benefit caseload as a whole so that there is no substantial impact on any particular working age family type.

Table 4a: Breakdown of the Housing Benefit caseload by family type

	HB PRS (LHA) renters affected by policy	All HB PRS (LHA) renters	All HB renters	All non-HB PRS renters
Lone Parent	32%	32%	23%	3%
Single	40%	40%	31%	56%
Couple with children	15%	15%	10%	12%
Couple with no children	5%	5%	4%	20%
Elderly	8%	8%	33%	8%
All	100%	100%	100%	100%

Source: Single Housing Benefit Extract, March 2010, Family Resources Survey 06/07, 07/08 and 0809 (for 'all non-HB PRS' figures).

Table 4b: Breakdown of the Working Age Housing Benefit caseload by family type

	HB PRS (LHA) renters affected by policy	All HB PRS (LHA) renters	All HB renters	All non-HB PRS renters
Lone Parent	35%	35%	34%	3%
Single	43%	43%	46%	61%
Couple with children	16%	16%	15%	13%
Couple with no children	5%	5%	6%	22%
All	100%	100%	100%	100%

Source: Single Housing Benefit Extract, March 2010, Family Resources Survey 06/07, 07/08 and 0809 (for 'all non-HB PRS' figures).

Race equality

Table 5 shows the race break down by white and non-white customers for the Housing Benefit private rented sector, overall Housing Benefit and non-Housing Benefit private rented sector. It is not possible to provide the specific impact of this measure on race equality due to limitations in data. In general, a similar proportion of white (87 per cent) and non-white (13 per cent) are

Housing Benefit private rented sector renters compared to all Housing Benefit and non-Housing Benefit private rented sector renters.

	HB PRS (LHA) renters affected by policy	All HB PRS renters	All HB renters	All non-HB PRS renters
White	N/A	87%	89%	83%
Non-white	N/A	13%	11%	17%
All	N/A	100%	100%	100%

Source: Family Resources Survey 06/07, 07/08 and 08/09.

Equality impacts conclusion

The cumulative impacts of these measures do not appear to disadvantage one group more disproportionately than another. However, working age groups are likely to be more affected as they contribute a larger proportion of the Local Housing Allowance caseload relative to the other groups.

The assessment of the impact by individual measure shows that families are likely to be affected disproportionately by the overall caps in Local Housing Allowance rates and the removal of the five bedroom rate. As some ethnic minority groups tend to have a higher proportion of large families, these measures may impact on them disproportionately. However, limitations in current data prevent the scope to draw on quantitative evidence to establish the scale of this potential effect.

Wider impacts

As part of the Department’s ongoing work to assess the impact of these changes we will be working with other government departments and the Devolved Administrations to carry out an economic impact assessment. This will look at the wider impacts on local authority housing departments, and other local services particularly with regard to social mobility, homelessness and overcrowding.

The Government recognises that some households, particularly in very high cost areas, may have to move as a consequence of these measures. In London, some households may need to move from central London to outer London Boroughs or neighbouring local authorities which are not impacted by the overall caps. There could also be knock-on impacts for outer London boroughs that could be faced with an increased number of new Housing Benefit customers needing access to additional services such as schools and health care.

Homelessness

It may become more difficult for some Housing Benefit customers to find suitable accommodation, because the overall number of properties available is reduced. Some people may also face difficulties in moving, and may

approach their local authority for assistance. However, in all areas except for the handful affected by the caps, around a third of properties will still be affordable to Housing Benefit customers. Housing authorities may experience difficulty finding suitable private rented sector accommodation locally for households that are accepted as homeless or at risk of homelessness. These impacts are more likely in London but could occur elsewhere.

Overcrowding

In a small number of cases, the combination of the removal of the five bedroom rate and the reduction in Local Housing Allowance rates to the 30th percentile could result in overcrowding. The number of households currently receiving benefit at the five bedroom rate is a very small proportion of the caseload at 7,338 out of over one million.

Working households

There could also be negative impacts for Housing Benefit customers who are working if they have to move to an area where they need to extend their commute to their place of work. This impact may be more pronounced in inner London than elsewhere. We do not currently have robust data that allows us to determine the extent of an impact on working households by area.

However, a more positive impact is that moving to more affordable accommodation could encourage households to take up employment.

Mitigation

The Government recognises that a substantial proportion of the Housing Benefit caseload will be affected by these changes and acknowledges the upheaval that some households may face.

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, we accept that some customers may have to find cheaper accommodation. We estimate that generally at least 30 per cent of private rented sector accommodation will continue to be affordable to people who depend on Housing Benefit.

Discretionary Housing Payments

Local authorities can make Discretionary Housing Payments from a cash limited fund to tenants who face a shortfall in their rent (see **Annex F**). 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 the changes and has therefore increased the allocation by £10 million in 2011/12 and £40 million a year from 2012/13 onwards. This increases the government contribution to £60 million overall and will give local authorities additional flexibility to provide additional 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.

We will discuss the allocation of the additional funding with local authorities so that it can be targeted where it is needed most. For example in 2011/12 it is likely a significant proportion of the additional £10 million could be allocated to those boroughs and authorities who expect to see the greatest number of tenants with shortfalls resulting from the changes.

Stakeholder strategy and communications plan

The Department for Work and Pensions will work with local authority colleagues and welfare and housing advisers to ensure that a comprehensive and consistent communication strategy for customers is developed. The main aim is to ensure that people know well in advance the date when their Housing Benefit is going to change so that they have enough time to make alternative provision.

For existing customers advance knowledge of all the changes and how they could be affected by them will be critical. In particular, those customers who are affected by the introduction of overall caps and the removal of the five bedroom rate from April 2011 will also need to be aware of the further reductions that are likely to occur in rates from October. This consideration applies equally to customers making new claims from April 2011. The three rent services have published, and will keep up to date, indicative Local Housing Allowance rates at the 30th percentile to help inform customers who need to make decisions about affordable rental commitments.

We will ensure that the full range of options for customers facing a shortfall in their rent, from renegotiating their rent levels through to applying to their local authority for assistance in obtaining alternative accommodation is publicised and that people are encouraged to consider these options in good time. The Department will work with local authorities and advice agencies to ensure that customers are informed of these changes in a variety of accessible media. This could include targeted information, leaflets, electronic media and use of local press and radio.

We will also work with other government departments and the devolved administrations over the forthcoming months to explore strategies that can be adopted to ease the process for households seeking and moving to alternative accommodation.

Impact of the additional bedroom for non-resident carers announced in the 2010 Budget

We estimate that the additional room for non-resident carers will benefit around 10,000 disabled customers. This assumption is based on analysis of the Family Resources Survey 2006-07, 2007-08 and 2008-09.

This additional support has a positive impact for some disabled people who may have felt disadvantaged previously and may help them to live independently. It will help disabled customers to choose where their care is provided and removes the current uncertainty about where government funding should come from.

This change does not meet the needs of other groups, for example those who have an illness which prevents them from sharing a room with another family member. However, Housing Benefit is not designed to meet every individual circumstance and in some situations it would be difficult to establish a need. Local authorities can make Discretionary Housing Payments where they consider there is sufficient justification.

In April 2010⁴¹, around 75 per cent of Housing Benefit customers in the deregulated private rented sector had their entitlement assessed under Local Housing Allowance rules. The remaining 25 per cent still have their entitlement assessed under the Local Reference Rent rules or the Housing Benefit rules which applied prior to the introduction of the Local Reference Rent.

All Housing Benefit customers that have their entitlement assessed under the Local Reference Rent rules or earlier schemes and who are entitled to an additional room will benefit from this policy. As the bedroom entitlement for those cases will not be affected by the four bedroom cap.

It is possible that some disabled customers that have their Housing Benefit entitlement assessed under the Local Housing Allowance arrangements and meet the criteria for an additional bedroom may not benefit from this change. This is because some may already qualify for the maximum number of four bedrooms. Data from the Family Resource Survey 2006/07, 2007/08 and 2008/09 suggests that of the people receiving Housing Benefit in the private rented sector, only around four per cent of people with overnight non-resident carers have a current entitlement to four or more bedrooms. This is similar to the wider cohort of people receiving Housing Benefit under the Local Housing Allowance arrangements, four per cent of whom also have a current entitlement to four or more bedrooms.

While the vast majority of customers receiving an additional bedroom entitlement in their Housing Benefit calculation will receive additional cash awards, these gains may be offset by the impact of the other changes to

⁴¹ April 2010 Single Housing Benefit Extract –
http://research.dwp.gov.uk/asd/asd1/hb_ctb/hbctb_release_jul10.xls

the Local Housing Allowance arrangements in 2011 announced in the June 2010 Budget (notably setting the Local Housing Allowance rates at the 30th percentile of rents in each Broad Rental Market Area rather than the median and subjecting the rates to absolute caps).

It is possible that a small number of people receiving an additional bedroom entitlement in their Housing Benefit calculation could receive cash awards that are actually lower than their previous Housing Benefit entitlement due to the impact of other changes. Analysis has shown this situation could only arise in the few areas affected by the Local Housing Allowance caps (three⁴² out of around 200 Broad Rental Market Areas in Great Britain, most notably in London). There are a further ten⁴³ Broad Rental Market Areas where it is possible to have a zero net gain when the impacts of all the measures are considered.

For example, at the extreme the biggest possible net cash gain from the change to the bedroom entitlement rules would be for someone in the South West Hertfordshire Broad Rental Market Area with a current allowance for three bedrooms, who could receive an additional £92 per week⁴⁴. Someone in the Central London Broad Rental Market Area with a current entitlement to three bedrooms would experience a net reduction in the cash value of their Housing Benefit award of around £300 per week⁴⁵ (the greatest possible net cash loss), despite being entitled to an additional bedroom allowance under the new rules.

Due to small sample sizes, we are unable to provide a breakdown of the population of Housing Benefit customers in the private rented sector with overnight care needs met by a non-resident carer. The analysis provided in this section is based on information from the population of people with overnight care needs met by a non-resident carer as a whole (i.e. whether or not they are on Housing Benefit or in the private rented sector) from the Family Resources Survey 2008-09.

Using this wider sample, we estimate that around 97 per cent of people with overnight non-resident carers demonstrate characteristics (that is, location, current bedroom entitlement) that were they to be in receipt of Housing Benefit under the Local Housing Allowance arrangements, would entitle them to additional benefit as a result of the provision of the additional bedroom. Around two per cent would experience no net impact⁴⁶ on their Housing Benefit entitlement, and only one per cent would actually receive a lower Housing Benefit entitlement. So the proportions affected would in theory be relatively small.

⁴² Central London, Inner North London and Cambridge.

⁴³ Bath, Birmingham, Central Greater Manchester, Coventry, Doncaster, Greater Liverpool, Grimsby, North Nottingham, Sheffield and Sunderland.

⁴⁴ Comparing the current three bedroom Local Housing Allowance (LHA) rate to the new four bedroom LHA rate in South West Hertfordshire Broad Rental Market Area (BRMA), which takes account of the June 2010 Budget LHA changes.

⁴⁵ Comparing the current three bedroom LHA rate to the new four bedroom LHA rate in Central London BRMA, which takes account of the June 2010 Budget LHA changes.

⁴⁶ Rounded to the nearest pound.

That said, because the population of Housing Benefit customers may not follow the pattern of the general population described above the results presented in this section should be considered as purely illustrative and treated with caution.

In addition to the information we have provided on the characteristics of the population of people with overnight non-resident carers, we have also provided contextual information on the Housing Benefit caseload living in the private rented sector. Due to our data limitations, our information on disability, gender, age and family type for people on Housing Benefit in the private rented sector is limited to those assessed under Local Housing Allowance rules, although this is not a requirement to benefit from the change.

Disability

Table 6 shows the proportion of people with non-resident carers by disability status. Around 99 per cent of people with non-resident carers have a Disability Discrimination Act (DDA) registered disability. This is far higher than the 19 per cent of the Local Housing Allowance caseload that are registered as disabled.

Table 6: People with non-resident carers by disability		
Disability Status	People with Non-resident carers	All HB PRS (LHA) renters
Has a DDA Disability	99%	19%
No Registered DDA Disability	1%	81%
Source: Family Resource Survey 2008/09, Single Housing Benefit Extract, November 2009.		

Ethnicity

Table 7 shows the proportion of people with non-resident carers by ethnicity. Around 94 per cent of people cared for by a non-resident carer are in the White ethnic group, compared to 87 per cent of the Housing Benefit caseload in the private rented sector. Due to small sample sizes in the Family Resources Survey we have chosen to present information on the Non-white group as a whole.

Table 7: People with non-resident carers by ethnicity		
Ethnic Group	People with Non-resident carers	All HB PRS renters
White	94%	87%
Non-white	6%	13%
Source: Family Resources Survey 06/07, 07/08 and 08/09.		

Gender

Table 8 shows the proportion of people with non-resident carers by gender, around 61 per cent of people with non-resident carers are female. This is a much higher proportion of females than are on the Local Housing Allowance cohort as whole.

Gender	People with Non-resident carers	All Single HB PRS (LHA) renters
Male	39%	59%
Female	61%	41%

Source: Family Resource Survey 2008/09.

Age

Table 9 shows the proportion of people with non-resident carers by age. The cohort is heavily skewed toward the older age groups, with 55 per cent of the population of people with non-resident carers being of pension age, much higher than the 8 per cent of the Local Housing Allowance caseload which is elderly.

Age Group	People with Non-resident carers	All HB PRS (LHA) renters
Working age	45%	92%
Elderly	55%	8%

Source: Family Resource Survey 2008/09, Single Housing Benefit Extract, March 2010.

Family Composition

Tables 10a and 10b show the proportion of people with non-resident carers by family type. Working age people with non-resident carers are more likely to live as part of a couple than working age people receiving Housing Benefit under the Local Housing Allowance arrangements. They are also less likely to be parents of dependent children.

Family Type ⁴⁷	People with Non-resident carers	All HB PRS (LHA) renters
Lone Parent	5%	32%
Single	17%	40%
Couple with Children	13%	15%
Couple no Children	10%	5%
Elderly	55%	8%

Source: Family Resource Survey 2008/09, Single Housing Benefit Extract, March 2010.

⁴⁷ The Lone Parent, Single, Couple with Children and Couple no Children categories include working age people only.

Table 10b: People with non-resident carers by family (working age only)

Family Type	People with Non-resident carers	All HB PRS (LHA) renters
Lone Parent	11%	35%
Single	38%	43%
Couple with Children	29%	16%
Couple no Children	22%	5%

Source: Family Resource Survey 2008/09, Single Housing Benefit Extract, March 2010.

Overall, it is possible to draw the conclusion that of the disabled people who will benefit from this change most are likely to be elderly, white and female. This is due entirely to the characteristics of the population whose care needs are met by non-resident carers and not due to the design of the policy.

Monitoring and evaluation

We will monitor the impact of this policy through Housing Benefit data we routinely collect from local authorities. We will also be discussing with other government departments and the Devolved Administrations other ways we might monitor the impact of these changes.

Next steps

The Department plans to make regulations by November 2010 so that local authorities can begin to plan their implementation and start the process of advising customers about the changes.

We will take forward work with local authority representatives to discuss the allocation of the additional Discretionary Housing Payments funding and other ways in which the Department can assist with the implementation of the changes.

We will also continue to refine this initial assessment of the impact of the changes and work with other government departments and the devolved administrations on strategies to assist those who are affected make the transition to alternative accommodation.

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Annex A – Size criteria used in the determination of Housing Benefit

In determining the maximum Housing Benefit for tenants in the private rented sector, local authorities take account of the size of the household. For claims assessed under the Local Housing Allowance arrangements, the number of bedrooms a household requires is specified in regulations. For claims assessed under the pre-Local Housing Allowance schemes, rent officers apply size criteria contained in the Rent Officers (Housing Benefit Functions) Order.

Bedroom allowance used for claims made under the Local Housing Allowance arrangements

One bedroom for each of the following:

- a couple
- a person who is not a child (age 16 and over)
- two children of the same sex
- two children who are under ten
- any other child

The number of living rooms is ignored for the purpose of the Local Housing Allowance as it is assumed all tenants are entitled to these and properties tend to be advertised according to the number of bedrooms they contain.

Size criteria for pre-April 2008 Housing Benefit claims

One bedroom for each of the following:

- a couple
- a person who is not a child (age 16 and over)
- two children of the same sex
- two children who are under ten
- any other child

Plus, rooms for living:

- less than four occupiers; one
- four to six occupiers; two
- any other case; three

Annex B – Impact of the removal of the £15 excess

The removal of the £15 excess is estimated to affect around 47 per cent of the Local Housing Allowance (LHA) caseload. This measure is analysed in isolation to the introduction of the caps and moving to the 30th percentile to set rents.

Gender equality

Table 10 displays the impact of the removal of the £15 excess on female, male and couples. The proportions for the affected LHA caseload are broadly similar for these groups relative to the overall LHA and Housing Benefit (HB) caseload.

	HB PRS (LHA) renters affected by policy	All HB PRS (LHA) renters	All HB renters	All non-HB PRS renters
Female	45%	46%	50%	28%
Male	34%	32%	30%	37%
Couple	21%	22%	20%	35%
All	100%	100%	100%	100%

Source: Single Housing Benefit Extract, March 2010 Family Resources Survey 06/07, 07/08 and 0809 (for 'all non-HB PRS' figures).

Disability equality

Table 11 displays the impact of the removal of the £15 excess on customers with a disability. The proportion of LHA customers with a disability affected by this measure (18 per cent) is similar to the proportion for the LHA caseload overall (19 per cent). It should also be noted there is a lower proportion of LHA customers with a disability (19 per cent) compared to the HB caseload overall (26 per cent).

	HB PRS (LHA) renters affected by policy	All HB PRS (LHA) renters	All HB renters	All non-HB PRS renters
Disability	18%	19%	26%	1%
No disability	82%	81%	74%	99%
All	100%	100%	100%	100%

Source: Single Housing Benefit Extract, November 2009, Family Resources Survey 06/07, 07/08 and 0809 (for 'all non-HB PRS' figures)⁴⁸. Disabled group includes HB awards with a Disability Premium or Severe Disability Premium, or those passported to full HB by an award of ESA or IS with a Disability Premium.

⁴⁸ FRS disability figures for 'all non-HB PRS' renters refers to someone in the benefit unit receiving the higher rate of DLA or AA.

Age equality

Table 12 displays the impact of the removal of the £15 excess on the elderly and working age customers. The proportions for the affected LHA caseload are broadly similar for these groups relative to the overall LHA caseload. However it should be noted there is a larger proportion of working age LHA customers (92 per cent) and a lower proportion of elderly LHA customers (eight per cent) compared to the HB caseload overall at 66 per cent and 34 per cent respectively.

Table 12: Breakdown of the Housing Benefit caseload by tenure and age				
	HB PRS (LHA) renters affected by policy	All HB PRS (LHA) renters	All HB renters	All non-HB PRS renters
Working age	93%	92%	66%	92%
Elderly	7%	8%	34%	8%
All ages	100%	100%	100%	100%

Source: Single Housing Benefit Extract, March 2010, Family Resources Survey 06/07, 07/08 and 08/09 (for 'all non-HB PRS' figures).

Impact on families

Table 13 displays the impact of the removal of the £15 excess by family type. Compared to the LHA caseload overall, the proportions of LHA customers affected for these groups are broadly similar.

Table 13: Breakdown of the Housing Benefit caseload by family type				
	HB PRS (LHA) renters affected by policy	All HB PRS (LHA) renters	All HB renters	All non-HB PRS renters
Lone Parent	32%	32%	23%	3%
Single	42%	40%	31%	56%
Couple with children	16%	15%	10%	12%
Couple with no children	3%	5%	4%	20%
Elderly	7%	8%	33%	8%
All	100%	100%	100%	100%

Source: Single Housing Benefit Extract, March 2010 .Family Resources Survey 06/07, 07/08 and 08/09 (for 'all non-HB PRS' figures).

Race equality

Table 14 shows the race break down by white and non-white customers for the HB PRS, overall HB and non-HB PRS. It is not possible to provide the specific impact of this measure on race equality due to limitations in data.

Table 14: Breakdown of the Housing Benefit caseload by ethnicity				
	HB PRS (LHA) renters affected by policy	All HB PRS renters	All HB renters	All non-HB PRS renters
White	N/A	87%	89%	83%
Non-white	N/A	13%	11%	17%
All	N/A	100%	100%	100%

Source: Family Resources Survey 06/07, 07/08 and 08/09.

Annex C – Impact of applying caps to the one to five bedroom rates

This measure caps Local Housing Allowance (LHA) rates at £250 for a one bedroom property; £290 for a two bedroom property; £340 for a three bedroom property and £400 for a four bedroom property. This assessment includes capping five bedroom properties at the four bedroom rate. This is estimated to affect around one per cent of the overall LHA caseload.

Gender equality

Table 15 displays the impact of this measure on female, male and couples. The proportion of female (50 per cent) and couples (31 per cent) for the affected LHA caseload are higher relative to the overall LHA caseload, so that particularly couples are more affected by this measure.

	HB PRS (LHA) renters affected by policy	All HB PRS (LHA) renters	All HB renters	All non-HB PRS renters
Female	50%	46%	50%	28%
Male	19%	32%	30%	37%
Couple	31%	22%	20%	35%
All	100%	100%	100%	100%

Source: Single Housing Benefit Extract, March 2010. Family Resources Survey 06/07, 07/08 and 08/09 (for 'all non-HB PRS' figures).

Disability equality

Table 16 displays the impact of this measure on customers with a disability. The proportion of LHA customers with a disability affected by this measure (18 per cent) is identical to proportion for the LHA caseload overall (19 per cent).

	HB PRS (LHA) renters affected by policy	All HB PRS (LHA) renters	All HB renters	All non-HB PRS renters
Disability	19%	19%	26%	1%
No disability	81%	81%	74%	99%
All	100%	100%	100%	100%

Source: Single Housing Benefit Extract, November 2009. Family Resources Survey 06/07, 07/08 and 08/09 (for 'all non-HB PRS' figures⁴⁹. Disabled group includes HB awards with a Disability Premium or Severe Disability Premium, or those passported to full HB by an award of ESA or IS with a Disability Premium.

⁴⁹ FRS disability figures for 'all non-HB PRS' renters refers to someone in the benefit unit receiving the higher rate of DLA or AA.

Age equality

Table 17 displays the impact of this measure on elderly and working age customers. The proportions for the affected LHA caseload are broadly similar for these groups relative to the overall LHA caseload. However the higher percentage of working age customers among the LHA caseload compared to the HB caseload overall mean that in this context, these measures will affect working age customers more than the elderly.

	HB PRS (LHA) renters affected by policy	All HB PRS (LHA) renters	All HB renters	All non-HB PRS renters
Working age	94%	92%	66%	92%
Elderly	6%	8%	34%	8%
All ages	100%	100%	100%	100%

Source: Single Housing Benefit Extract, March 2010, Family Resources Survey 06/07, 07/08 and 08/09 (for 'all non-HB PRS' figures).

Impact on families

Table 18 displays the impact of this measure by family type. The proportion of lone parents (44 per cent) and couples with children (28 per cent) for the affected LHA caseload are more than 10 percentage points higher relative to the overall LHA and HB caseload. This measure is therefore likely to have a disproportionate impact on lone parents and couples with children. This is to be expected given that the most expensive properties tend to be in the four and five bedroom categories, which generally only large families would qualify for.

	HB PRS (LHA) renters affected by policy	All HB PRS (LHA) renters	All HB renters	All non-HB PRS renters
Lone Parent	44%	32%	23%	3%
Single	21%	40%	31%	56%
Couple with children	28%	15%	10%	12%
Couple with no children	2%	5%	4%	20%
Elderly	6%	8%	33%	8%
All	100%	100%	100%	100%

Source: Single Housing Benefit Extract, March 2010, Family Resources Survey 06/07, 07/08 and 08/09 (for 'all non-HB PRS' figures).

Race equality

Table 19 shows the race break down by white and non-white customers for the HB PRS, overall HB and non-HB PRS. It is not possible to provide the specific impact of this measure on race equality due to limitations in data.

	HB PRS (LHA) renters affected by policy	All HB PRS renters	All HB renters	All non-HB PRS renters
White	N/A	87%	89%	83%
Non-white	N/A	13%	11%	17%
All	N/A	100%	100%	100%

Source: Family Resources Survey 06/07, 07/08 and 08/09.

Annex D – Impact of capping the five bedroom rate at the four bedroom rate

This analysis looks at the impact of capping the five bedroom Local Housing Allowance (LHA) rate at the four bedroom rate in isolation. This policy measure is estimated to affect less than one per cent of the overall LHA caseload.

Gender equality

The breakdowns for the impact of this measure on gender are displayed in Table 20 below. The proportions of LHA customers affected by the measure by gender status vary from those for the LHA caseload as a whole. For example, females are slightly more likely to be affected by this measure (50 per cent) compared to the LHA caseload as a whole (46 per cent). Couples are substantially more likely to be affected by this measure (31 per cent) compared to the LHA caseload as a whole (22 per cent).

	HB PRS (LHA) renters affected by policy	All HB PRS (LHA) renters	All HB renters	All non-HB PRS renters
Female	50%	46%	50%	28%
Male	19%	32%	30%	37%
Couple	31%	22%	20%	35%
All	100%	100%	100%	100%

Source: Single Housing Benefit Extract, March 2010, Family Resources Survey 06/07, 07/08 and 08/09 (for 'all non-HB PRS' figures).

Disability equality

The breakdowns for the impact of this measure on disabled customers of HB are displayed in Table 21. The proportion of LHA customers with a disability affected by this measure (20 per cent) is similar to the proportion for the LHA caseload overall (19 per cent).

	HB PRS (LHA) renters affected by policy	All HB PRS (LHA) renters	All HB renters	All non-HB PRS renters
Disability	20%	19%	26%	1%
No disability	80%	81%	74%	99%
All	100%	100%	100%	100%

Source: Single Housing Benefit Extract, November 2009. Family Resources Survey 06/07, 07/08 and 08/09 (for 'all non-HB PRS' figures)⁵⁰. Disabled group includes HB awards with a Disability Premium or Severe Disability Premium, or those passported to full HB by an award of ESA or IS with a Disability Premium.

⁵⁰ FRS disability figures for 'all non-HB PRS' renters refers to someone in the benefit unit receiving the higher rate of DLA or AA.

Age equality

Table 22 displays the impact of this measure on working age and elderly customers. The proportion of LHA customers affected by this measure by age varies slightly from those for the LHA caseload as a whole. For example, working age renters are slightly more likely to be affected by this measure (97 per cent) compared to the LHA caseload as a whole (92 per cent). Elderly renters are slightly less likely to be affected by this measure (three per cent) compared to the LHA caseload as a whole (eight per cent).

	HB PRS (LHA) renters affected by policy	All HB PRS (LHA) renters	All HB renters	All non-HB PRS renters
Working age	97%	92%	66%	92%
Elderly	3%	8%	34%	8%
All ages	100%	100%	100%	100%

Source: Single Housing Benefit Extract, March 2010 Family Resources Survey 06/07, 07/08 and 08/09 (for 'all non-HB PRS' figures).

Impact on families

Table 23 displays the impact of this measure by family type. The proportion of lone parent families and couples with children affected by this measure (46 per cent and 49 per cent respectively) are substantially higher compared to the proportions in the LHA caseload overall (32 per cent and 15 per cent respectively). This measure is therefore likely to have a disproportionate impact on customers in these two groups. This is to be expected given that only large families would be eligible for five bedroom properties.

	HB PRS (LHA) renters affected by policy	All HB PRS (LHA) renters	All HB renters	All non-HB PRS renters
Lone Parent	46%	32%	23%	3%
Single	1%	40%	31%	56%
Couple with children	49%	15%	10%	12%
Couple with no children	1%	5%	4%	20%
Elderly	3%	8%	33%	8%
All	100%	100%	100%	100%

Source: Single Housing Benefit Extract, March 2010, Family Resources Survey 06/07, 07/08 and 08/09 (for 'all non-HB PRS' figures).

Race equality

Table 24 shows the race break down by white and non-white customers for the HB PRS, overall HB and non-HB PRS. It is not possible to provide the specific impact of this measure on race equality due to limitations in data.

	HB PRS (LHA) renters affected by policy	All HB PRS renters	All HB renters	All non-HB PRS renters
White	N/A	87%	89%	83%
Non-white	N/A	13%	11%	17%
All	N/A	100%	100%	100%

Source: Family Resources Survey 06/07, 07/08 and 08/09.

Annex E – Impact of setting rents at the 30th percentile

The tables below provide breakdowns of the impact of setting rents at the 30th percentile by gender, disability, age and family. All proportions relate to setting rents at the 30th percentile with the £15 excess remaining, and without applying any caps to bedrooms. This measure is estimated to affect around 82 per cent of the Local Housing Allowance (LHA) caseload.

Gender equality

Table 25 displays the impact of the moving to the 30th percentile on females, males and couples. This measure has a similar effect on these groups.

	HB PRS (LHA) renters affected by policy	All HB PRS (LHA) renters	All HB renters	All non-HB PRS renters
Female	47%	46%	50%	28%
Male	30%	32%	30%	37%
Couple	22%	22%	20%	35%
All	100%	100%	100%	100%

Source: Single Housing Benefit Extract, March 2010, Family Resources Survey 06/07, 07/08 and 08/09 (for 'all non-HB PRS' figures).

Disability equality

The breakdowns for the impact of the move to the 30th percentile on disabled customers of Housing Benefit (HB) are displayed in Table 26. The proportion of LHA customers with a disability affected by this measure (20 per cent) is similar to the proportion for the LHA caseload overall (19 per cent).

	HB PRS (LHA) renters affected by policy	All HB PRS (LHA) renters	All HB renters	All non-HB PRS renters
Disability	20%	19%	26%	1%
No disability	80%	81%	74%	99%
All	100%	100%	100%	100%

Source: Single Housing Benefit Extract, November 2009. Family Resources Survey 06/07, 07/08 and 08/09 (for 'all non-HB PRS' figures)⁵¹. Disabled group includes HB awards with a Disability Premium or Severe Disability Premium, or those passported to full HB by an award of ESA or IS with a Disability Premium.

⁵¹ FRS disability figures for 'all non-HB PRS' renters refers to someone in the benefit unit receiving the higher rate of DLA or AA.

Age equality

Table 27 displays the breakdowns for the impact of the move to the 30th percentile by working age and elderly. The age proportions affected by the move to the 30th percentile are identical to the HB PRS (LHA) proportions.

Table 27: Breakdown of the Housing Benefit caseload by tenure and age				
	HB PRS (LHA) renters affected by policy	All HB PRS (LHA) renters	All HB renters	All non-HB PRS renters
Working age	92%	92%	66%	92%
Elderly	8%	8%	34%	8%
All ages	100%	100%	100%	100%

Source: Single Housing Benefit Extract, March 2010 Family Resources Survey 06/07, 07/08 and 08/09 (for 'all non-HB PRS' figures).

Impact on families

The impact of the move to the 30th percentile on family type are provided in Table 28. The proportions of LHA customers affected by this measure, across all family types, are broadly similar to the proportions for the LHA caseload overall. For example, the proportion of lone parent families affected by this measure (34%) is broadly similar to proportion for the LHA caseload overall (32%).

Table 28: Breakdown of the Housing Benefit caseload by family type				
	HB PRS (LHA) renters affected by policy	All HB PRS (LHA) renters	All HB renters	All non-HB PRS renters
Lone Parent	34%	32%	23%	3%
Single	38%	40%	31%	56%
Couple with children	15%	15%	10%	12%
Couple with no children	5%	5%	4%	20%
Elderly	8%	8%	33%	8%
All	100%	100%	100%	100%

Source: Single Housing Benefit Extract, March 2010 Family Resources Survey 06/07, 07/08 and 08/09 (for 'all non-HB PRS' figures).

Race equality

Table 29 shows the race break down by white and non-white customers for the HB PRS, overall HB and non-HB PRS. It is not possible to provide the specific impact of this measure on race equality due to limitations in data.

Table 29: Breakdown of the Housing Benefit caseload by ethnicity				
	HB PRS (LHA) renters affected by policy	All HB PRS renters	All HB renters	All non-HB PRS renters
White	N/A	87%	89%	83%
Non-white	N/A	13%	11%	17%
All	N/A	100%	100%	100%
Source Family Resources Survey 06/07, 07/08 and 08/0.				

Annex F – Discretionary Housing Payments

How the Scheme works

Discretionary Housing Payments (DHPs) are only available to people who are entitled to Housing Benefit or Council Tax Benefit and are intended to make up shortfalls in entitlement to benefit where the local authority considers that the person concerned is in need of further help with their housing costs.

The various types of shortfalls that a DHP can cover include rent restriction such as Local Reference Rent, Single Room Rent, size criteria or when the Local Housing Allowance rate does not meet the rent. DHPs can also make up shortfalls resulting from non-dependant deductions and income tapers. Local authorities can also consider a DHP to help with rent deposits and rent in advance.

There are no prescribed resources tests; authorities simply have to be satisfied that the person concerned is in need of further financial assistance for housing costs.

As DHPs are made entirely at the local authority's discretion it is for the authority to decide what should be awarded in any particular case and how long the award should last. Awards can be made on a long term basis if the need is likely to be ongoing, for example, because of a medical condition. They may also choose to award a DHP when a customer's benefit levels drop when their cases are reviewed by a local authority.

The Department has issued *Good Practice* to local authorities on Discretionary Housing Payments.

Facts

The current government DHP allocation to local authorities is £20 million. DHPs are subject to an annual overall cash limit of £50 million (2.5 times the government allocation). In practice, local authorities spend very little beyond the government allocation.

The latest confirmed figures for overall national spend are for 2008/09:

- total DHP spend was £21.1 million, and
- 42 per cent of local authorities spent more than the central government allocation compared with just 15 per cent in 2004/05.

The total overall cash limit from 2012/13 will be £150 million.

Appendix D

Impacts of Housing Benefit proposals:

Changes to the Local Housing Allowance to be introduced in 2011-12

23 July 2010

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Methodology and Background

This document presents the estimated impacts of the Housing Benefit (HB) measures relating to the Local Housing Allowance (LHA) which come into effect in 2011-12, compared to the current scheme.

- Restriction of the bedroom entitlement to the 4-bedroom rate, from April 2011;
- Capping of the LHA rates for shared room, 1-bedroom, 2-bedroom; 3-bedroom and 4-bedroom at £250, £250, £290, £340 and £400 per week respectively, from April 2011;
- Setting LHA rates as the 30th percentile of Private Rented Sector (PRS) rents, from October 2011;
- Removal of the £15 excess⁵², from April 2011.

The analysis is carried out as follows:

- We consider the customers who were receiving Housing Benefit assessed under the LHA scheme in March 2010. We then calculate what their entitlement would be under the proposed measures, assuming that they would be renting at the same rent level in the same property and with the same household composition. No behavioural changes have been assumed, such as customers moving to a cheaper property or landlords reducing their rents.
- As a result, when we report 'losers' or 'losing out', these could be actual losers (seeing their benefit decrease) or notional losers, meaning that they would not see any benefit decrease, but would receive less HB compared to what they would have done under the previous scheme. So, for example, a new LHA customer applying for benefit after measures take effect may 'notionally lose out', meaning that they would receive less than under the current arrangements.

As a result of these limitations, the analysis of impacts below is indicative.

Data sources

The March 2010 Single Housing Benefit Extract was used for this analysis, providing information on the bedroom entitlement, geographical area and rent paid of Housing Benefit recipients assessed under the LHA scheme. 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.

In the following tables,

⁵² This is the excess of up to £15 per week that LHA recipients can currently keep if their rent is below the LHA rate.

- 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 measures immediately for all claimants in March 2010);
- Losers and % losing out are the full impact of the measures in the steady state, once all HB recipients assessed under the LHA scheme are affected by them;
- Rents relate to March 2010 and LHA rates quoted here relate to June 2010 (England) or July 2010 (Scotland and Wales), with the exception of the availability of accommodation (Tables 5-7), which, because of data availability are based on April 2009 information;
- “Average maximum HB” is the minimum of the March 2010 rent and the June or July 2010 LHA rate; it may be higher than the actual HB as it does not account for non-dependant deductions and excess income.

Impact of measures coming into effect during 2011-12

This section looks at the impact on various groups of the LHA measures to be introduced during 2011-12 compared to now.

- Restriction of the bedroom entitlement to the 4-bedroom rate, from April 2011;
- Capping of the LHA rates for shared room, 1-bedroom, 2-bedroom; 3-bedroom and 4-bedroom at £250, £250, £290, £340 and £400 per week respectively, from April 2011;
- Calculating the LHA rates as the 30th percentile of PRS rents, from October 2011.
- Removal of the £15 excess, from April 2011.

This part is split in four sections:

- Section 1 looks at the combined impact of the above measures as a package;
- Section 2 looks at the impact of removing the £15 excess in isolation;
- Section 3 looks at the calculating the LHA rates at the 30th percentile of PRS rents in isolation;
- Section 4 looks at the impact of the caps and restricting entitlement to the 4-bedroom rate in isolation.

Section 1: Impact of measures as a package

Table 1 and Table 2 present the high-level breakdown of the estimated impact of these measures.

	Analysis based on an LHA caseload of:	Average maximum HB (March 2010), £/week	Estimate of number of losers	Estimate of percent of losers	Average loss per loser, £/week
National	939,220	126	936,960	100	-12
Shared Room	74,690	69	73,610	99	-7
1-bedroom	387,740	107	386,560	100	-11
2-bedroom	328,250	139	328,250	100	-12
3-bedroom	112,550	164	112,550	100	-15
4-bedroom	27,900	201	27,900	100	-22
5-bedroom	8,100	260	8,100	100	-57
With dependants	450,650	151	450,650	100	-14
Without dependants	488,570	103	486,310	100	-10
On PCGC	51,820	110	51,660	100	-11
On IS/ESA(IR)	308,540	132	308,050	100	-13
On JSA(IB)	206,470	109	205,520	100	-11
Others	372,390	133	371,730	100	-12
East Midlands	59,100	99	58,680	99	-10
East of England	71,010	124	70,970	100	-10
London	159,370	204	159,370	100	-22
North East	45,160	96	45,160	100	-9
North West	131,180	102	130,900	100	-10
Scotland	51,060	106	49,730	97	-10
South East	123,000	138	123,000	100	-12
South West	83,180	117	83,180	100	-10
Wales	48,710	95	48,530	100	-9
West Midlands	80,140	107	80,140	100	-10
Yorkshire and the Humber	87,310	93	87,310	100	-9
Not losing	2,260	71	-	-	-
Losses of £0-£5	84,820	86	84,820	100, by definition	-4
Losses of £5-£10	329,260	107	329,260		-7
Losses of £10-£15	454,780	129	454,780		-13
Losses of £15-£20	23,780	172	23,780		-16
Losses of £20-£30	23,700	238	23,700		-25
Losses of £30-£40	9,910	290	9,910		-36
Losses over £40	10,720	416	10,720		-127

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.

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	1	18	33	41	6	0	0	0
East of England	0	12	36	48	2	2	0	0
London	0	2	19	53	4	11	6	6
North East	0	9	53	37	0	0	0	0
North West	0	13	33	50	2	0	0	0
Scotland	3	8	41	44	2	2	0	0
South East	0	3	30	60	5	1	0	0
South West	0	7	46	45	1	1	0	0
Wales	0	20	39	39	1	0	0	0
West Midlands	0	9	37	52	1	0	0	0
Yorkshire and the Humber	0	13	46	39	1	0	0	0

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

Tables 3 and 4 present estimates of the impact by Local Authority and bedroom entitlement.

Table 3: Impact of measures – caseload

Table 3: Estimated number of LHA recipients losing or nationally losing	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
County Durham UA	440 (100%)	3,700 (100%)	3,470 (100%)	1,280 (100%)	340 (100%)	50 (100%)
Darlington UA	-	1,210 (100%)	910 (100%)	320 (100%)	90 (100%)	20 (100%)
Hartlepool UA	-	1,120 (100%)	940 (100%)	350 (100%)	90 (100%)	40 (100%)
Middlesbrough UA	-	1,850 (100%)	1,470 (100%)	510 (100%)	140 (100%)	40 (100%)
Northumberland UA	-	2,130 (100%)	1,390 (100%)	480 (100%)	110 (100%)	20 (100%)
Redcar and Cleveland UA	-	1,120 (100%)	910 (100%)	360 (100%)	70 (100%)	20 (100%)
Stockton-on-Tees UA	300 (100%)	1,210 (100%)	1,370 (100%)	480 (100%)	110 (100%)	30 (100%)
Gateshead	240 (100%)	970 (100%)	980 (100%)	270 (100%)	60 (100%)	20 (100%)
Newcastle upon Tyne	-	2,090 (100%)	1,130 (100%)	410 (100%)	120 (100%)	40 (100%)
North Tyneside	-	1,620 (100%)	1,130 (100%)	280 (100%)	50 (100%)	20 (100%)
South Tyneside	230 (100%)	880 (100%)	820 (100%)	220 (100%)	40 (100%)	10 (100%)
Sunderland	350 (100%)	2,000 (100%)	1,990 (100%)	710 (100%)	220 (100%)	70 (100%)
Blackburn with Darwen UA	-	1,250 (100%)	1,070 (100%)	430 (100%)	120 (100%)	20 (100%)
Blackpool UA	1,260 (100%)	6,110 (100%)	3,350 (100%)	1,250 (100%)	350 (100%)	100 (100%)
Cheshire East UA	410 (100%)	1,290 (100%)	1,500 (100%)	460 (100%)	110 (100%)	30 (100%)
Cheshire West and Chester UA	620 (100%)	1,220 (100%)	1,570 (100%)	430 (100%)	100 (100%)	20 (100%)
Halton UA	-	860 (100%)	790 (100%)	240 (100%)	70 (100%)	20 (100%)
Warrington UA	270 (100%)	780 (100%)	830 (100%)	260 (100%)	50 (100%)	10 (100%)
Allerdate	60 (100%)	320 (100%)	230 (100%)	80 (100%)	20 (100%)	-
Barrow-in-Furness	-	710 (100%)	560 (100%)	160 (100%)	40 (100%)	10 (100%)
Carlisle	200 (100%)	380 (100%)	440 (100%)	130 (100%)	20 (100%)	-
Copeland	70 (100%)	220 (100%)	200 (100%)	50 (100%)	10 (100%)	-
South Lakeland	130 (100%)	370 (100%)	280 (100%)	80 (100%)	10 (100%)	-
Bolton	460 (100%)	1,740 (100%)	1,600 (100%)	570 (100%)	170 (100%)	40 (100%)
Bury	220 (100%)	960 (100%)	1,030 (100%)	390 (100%)	100 (100%)	20 (100%)
Manchester	1,940 (100%)	3,410 (100%)	3,150 (100%)	1,150 (100%)	390 (100%)	170 (100%)
Oldham	320 (100%)	1,250 (100%)	1,560 (100%)	560 (100%)	110 (100%)	50 (100%)
Rochdale	310 (100%)	1,460 (100%)	1,620 (100%)	570 (100%)	150 (100%)	40 (100%)
Salford	-	2,740 (100%)	1,750 (100%)	660 (100%)	220 (100%)	100 (100%)
Stockport	340 (100%)	1,090 (100%)	1,530 (100%)	500 (100%)	110 (100%)	30 (100%)
Tameside	260 (100%)	1,230 (100%)	1,560 (100%)	540 (100%)	100 (100%)	30 (100%)
Trafford	280 (100%)	720 (100%)	830 (100%)	280 (100%)	70 (100%)	20 (100%)
Wigan	400 (100%)	1,580 (100%)	1,800 (100%)	600 (100%)	120 (100%)	30 (100%)
Burnley	-	1,430 (100%)	970 (100%)	310 (100%)	70 (100%)	10 (100%)
Chorley	90 (100%)	350 (100%)	420 (100%)	130 (100%)	20 (100%)	-
Fylde	130 (100%)	710 (100%)	390 (100%)	130 (100%)	30 (100%)	10 (100%)
Hyndburn	250 (100%)	960 (100%)	830 (100%)	300 (100%)	60 (100%)	20 (100%)
Lancaster	370 (100%)	1,430 (100%)	1,030 (100%)	320 (100%)	100 (100%)	20 (100%)
Pendle	-	1,150 (100%)	760 (100%)	250 (100%)	90 (100%)	20 (100%)
Preston	340 (100%)	650 (100%)	710 (100%)	220 (100%)	40 (100%)	20 (100%)
Ribble Valley	-	180 (100%)	150 (100%)	50 (100%)	10 (100%)	-
Rossendale	-	630 (100%)	440 (100%)	150 (100%)	30 (100%)	10 (100%)

Table 3: Estimated number of LHA recipients losing or nationally losing	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
South Ribble	70 (100%)	250 (100%)	390 (100%)	130 (100%)	20 (100%)	10 (100%)
West Lancashire	140 (79%)	360 (100%)	510 (100%)	180 (100%)	50 (100%)	10 (100%)
Wyre	-	1,080 (100%)	750 (100%)	220 (100%)	60 (100%)	10 (100%)
Knowsley	-	990 (100%)	1,310 (100%)	420 (100%)	110 (100%)	20 (100%)
Liverpool	-	6,990 (100%)	3,840 (100%)	1,320 (100%)	370 (100%)	100 (100%)
Sefton	360 (60%)	2,210 (100%)	1,940 (100%)	660 (100%)	130 (100%)	40 (100%)
St. Helens	390 (100%)	1,340 (100%)	1,350 (100%)	500 (100%)	110 (100%)	30 (100%)
Wirral	990 (100%)	2,880 (100%)	2,990 (100%)	1,140 (100%)	260 (100%)	90 (100%)
East Riding of Yorkshire UA	-	2,410 (100%)	1,660 (100%)	680 (100%)	140 (100%)	30 (100%)
Kingston upon Hull, City of UA	820 (100%)	2,550 (100%)	2,160 (100%)	780 (100%)	190 (100%)	50 (100%)
North East Lincolnshire UA	-	2,090 (100%)	1,800 (100%)	720 (100%)	190 (100%)	40 (100%)
North Lincolnshire UA	-	1,160 (100%)	880 (100%)	340 (100%)	90 (100%)	20 (100%)
York UA	-	1,130 (100%)	600 (100%)	140 (100%)	30 (100%)	-
Craven	-	260 (100%)	170 (100%)	50 (100%)	10 (100%)	-
Hambleton	-	290 (100%)	240 (100%)	90 (100%)	20 (100%)	10 (100%)
Harrrogate	-	970 (100%)	690 (100%)	180 (100%)	40 (100%)	-
Scarborough	-	1,640 (100%)	900 (100%)	270 (100%)	70 (100%)	10 (100%)
Selby	-	380 (100%)	320 (100%)	100 (100%)	20 (100%)	-
Barnsley	510 (100%)	1,370 (100%)	1,580 (100%)	520 (100%)	120 (100%)	20 (100%)
Doncaster	900 (100%)	1,810 (100%)	2,350 (100%)	720 (100%)	150 (100%)	40 (100%)
Rotherham	-	1,420 (100%)	1,470 (100%)	540 (100%)	110 (100%)	30 (100%)
Sheffield	1,240 (100%)	1,590 (100%)	1,670 (100%)	530 (100%)	140 (100%)	40 (100%)
Bradford	-	4,780 (100%)	3,800 (100%)	1,410 (100%)	380 (100%)	100 (100%)
Calderdale	630 (100%)	1,410 (100%)	1,480 (100%)	460 (100%)	130 (100%)	30 (100%)
Kirklees	-	3,460 (100%)	2,090 (100%)	720 (100%)	180 (100%)	50 (100%)
Leeds	3,180 (100%)	5,970 (100%)	4,390 (100%)	1,490 (100%)	450 (100%)	130 (100%)
Wakefield	-	2,000 (100%)	1,730 (100%)	460 (100%)	90 (100%)	20 (100%)
Derby UA	560 (100%)	1,320 (100%)	1,260 (100%)	450 (100%)	120 (100%)	40 (100%)
Leicester UA	890 (100%)	1,810 (100%)	2,240 (100%)	930 (100%)	350 (100%)	180 (100%)
Nottingham UA	-	3,180 (100%)	1,840 (100%)	600 (100%)	160 (100%)	60 (100%)
Rutland UA	10 (100%)	100 (100%)	90 (100%)	30 (100%)	10 (100%)	-
Amber Valley	140 (100%)	590 (100%)	630 (100%)	170 (100%)	40 (100%)	10 (100%)
Bolsover	100 (100%)	450 (100%)	540 (100%)	190 (100%)	40 (100%)	10 (100%)
Chesterfield	190 (100%)	680 (100%)	500 (100%)	110 (100%)	30 (100%)	10 (100%)
Derbyshire Dales	20 (100%)	250 (100%)	170 (100%)	50 (100%)	10 (100%)	-
Erewash	180 (100%)	640 (100%)	690 (100%)	190 (100%)	50 (100%)	10 (100%)
High Peak	190 (100%)	270 (100%)	450 (100%)	120 (100%)	30 (100%)	10 (100%)
North East Derbyshire	40 (100%)	570 (100%)	210 (100%)	70 (100%)	20 (100%)	-
South Derbyshire	100 (100%)	350 (100%)	470 (100%)	170 (100%)	30 (100%)	10 (100%)
Blaby	-	250 (100%)	370 (100%)	130 (100%)	30 (100%)	10 (100%)
Charnwood	220 (100%)	360 (100%)	570 (100%)	160 (100%)	40 (100%)	10 (100%)

Table 3: Estimated number of LHA recipients losing or notationally losing						Table 3: Estimated number of LHA recipients losing or notationally losing						
	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
Harrowborough	50 (98%)	220 (100%)	220 (100%)	80 (100%)	10 (100%)	-	-	720 (100%)	890 (100%)	310 (100%)	60 (100%)	20 (100%)
Hinckley and Bosworth	160 (100%)	340 (100%)	440 (100%)	120 (100%)	30 (100%)	10 (100%)	-	1,690 (100%)	1,510 (100%)	530 (100%)	170 (100%)	40 (100%)
Melton	-	190 (100%)	160 (100%)	60 (100%)	10 (100%)	-	-	2,160 (100%)	1,540 (100%)	560 (100%)	170 (100%)	50 (100%)
North West Leicestershire	60 (100%)	250 (100%)	350 (100%)	120 (100%)	20 (100%)	-	-	170 (100%)	190 (100%)	60 (100%)	10 (100%)	-
Oadby and Wigston	50 (100%)	150 (100%)	230 (100%)	70 (100%)	20 (100%)	-	60 (100%)	220 (100%)	330 (100%)	50 (100%)	10 (100%)	-
Boston	120 (100%)	230 (100%)	360 (100%)	120 (100%)	30 (100%)	10 (100%)	110 (100%)	250 (100%)	330 (100%)	100 (100%)	30 (100%)	10 (100%)
East Lindsey	510 (100%)	1,350 (100%)	980 (100%)	340 (100%)	80 (100%)	20 (100%)	320 (100%)	460 (100%)	430 (100%)	130 (100%)	20 (100%)	10 (100%)
North Kesteven	-	410 (100%)	350 (100%)	120 (100%)	30 (100%)	10 (100%)	160 (100%)	280 (100%)	270 (100%)	80 (100%)	20 (100%)	-
South Holland	-	520 (100%)	380 (100%)	140 (100%)	40 (100%)	-	230 (100%)	560 (100%)	530 (100%)	140 (100%)	40 (100%)	10 (100%)
South Kesteven	-	810 (100%)	670 (100%)	190 (100%)	40 (100%)	10 (100%)	170 (83%)	1,100 (100%)	760 (100%)	270 (100%)	70 (100%)	20 (100%)
West Lindsey	-	770 (100%)	510 (100%)	190 (100%)	60 (100%)	20 (100%)	580 (100%)	1,350 (100%)	810 (100%)	250 (100%)	60 (100%)	10 (100%)
Corby	-	510 (100%)	420 (100%)	120 (100%)	40 (100%)	10 (100%)	880 (100%)	1,600 (100%)	1,600 (100%)	570 (100%)	150 (100%)	60 (100%)
Daventry	70 (100%)	210 (100%)	220 (100%)	80 (100%)	20 (100%)	-	170 (100%)	840 (100%)	1,190 (100%)	450 (100%)	160 (100%)	50 (100%)
East Northamptonshire	20 (18%)	280 (100%)	290 (100%)	110 (100%)	20 (100%)	-	580 (100%)	2,980 (100%)	1,840 (100%)	660 (100%)	160 (100%)	30 (100%)
Kettering	50 (20%)	420 (100%)	420 (100%)	210 (100%)	40 (100%)	-	-	1,030 (100%)	1,110 (100%)	340 (100%)	60 (100%)	20 (100%)
Northampton	-	1,710 (100%)	1,430 (100%)	490 (100%)	120 (100%)	30 (100%)	-	510 (100%)	130 (100%)	50 (100%)	10 (100%)	-
South Northamptonshire	30 (100%)	140 (100%)	190 (100%)	60 (100%)	10 (100%)	-	90 (100%)	240 (100%)	210 (100%)	70 (100%)	20 (100%)	-
Wellingborough	40 (20%)	270 (100%)	340 (100%)	130 (100%)	30 (100%)	10 (100%)	230 (100%)	630 (100%)	630 (100%)	210 (100%)	40 (100%)	10 (100%)
Ashfield	120 (100%)	430 (100%)	580 (100%)	180 (100%)	30 (100%)	-	-	630 (100%)	470 (100%)	170 (100%)	40 (100%)	10 (100%)
Bassetlaw	-	610 (100%)	610 (100%)	230 (100%)	50 (100%)	10 (100%)	70 (100%)	170 (100%)	250 (100%)	80 (100%)	20 (100%)	-
Broxtowe	190 (100%)	410 (100%)	450 (100%)	150 (100%)	30 (100%)	-	370 (100%)	530 (100%)	770 (100%)	290 (100%)	70 (100%)	20 (100%)
Gedling	170 (100%)	480 (100%)	620 (100%)	180 (100%)	40 (100%)	-	200 (100%)	500 (100%)	570 (100%)	200 (100%)	40 (100%)	10 (100%)
Mansfield	-	690 (100%)	720 (100%)	210 (100%)	50 (100%)	10 (100%)	110 (100%)	210 (100%)	210 (100%)	70 (100%)	20 (100%)	-
Newark and Sherwood	90 (100%)	350 (100%)	480 (100%)	170 (100%)	30 (100%)	10 (100%)	240 (100%)	390 (100%)	560 (100%)	220 (100%)	50 (100%)	10 (100%)
Rushcliffe	110 (100%)	300 (100%)	250 (100%)	70 (100%)	20 (100%)	10 (100%)	110 (100%)	320 (100%)	210 (100%)	70 (100%)	20 (100%)	-
Herefordshire, County of	380 (100%)	680 (100%)	660 (100%)	190 (100%)	40 (100%)	10 (100%)	420 (100%)	740 (100%)	900 (100%)	330 (100%)	80 (100%)	20 (100%)
Shropshire UA	-	1,600 (100%)	890 (100%)	320 (100%)	60 (100%)	10 (100%)	290 (100%)	330 (100%)	410 (100%)	140 (100%)	20 (100%)	10 (100%)
Stoke-on-Trent UA	-	2,350 (100%)	1,750 (100%)	530 (100%)	130 (100%)	20 (100%)	60 (100%)	260 (100%)	320 (100%)	130 (100%)	30 (100%)	10 (100%)
Telford and Wrekin UA	-	1,160 (100%)	1,420 (100%)	560 (100%)	160 (100%)	40 (100%)	60 (100%)	160 (100%)	240 (100%)	100 (100%)	20 (100%)	10 (100%)
Cannock Chase	130 (100%)	470 (100%)	580 (100%)	170 (100%)	30 (100%)	10 (100%)	60 (100%)	710 (100%)	710 (100%)	240 (100%)	60 (100%)	20 (100%)
East Staffordshire	-	760 (100%)	710 (100%)	240 (100%)	60 (100%)	10 (100%)	60 (100%)	240 (100%)	320 (100%)	130 (100%)	30 (100%)	10 (100%)
Lichfield	-	350 (100%)	240 (100%)	70 (100%)	20 (100%)	10 (100%)	60 (100%)	440 (100%)	190 (100%)	70 (100%)	20 (100%)	10 (100%)
Newcastle-under-Lyme	110 (100%)	320 (100%)	400 (100%)	150 (100%)	30 (100%)	-	190 (100%)	230 (100%)	420 (100%)	150 (100%)	20 (100%)	10 (100%)
South Staffordshire	20 (100%)	190 (100%)	230 (100%)	80 (100%)	10 (100%)	-	290 (100%)	300 (100%)	300 (100%)	90 (100%)	20 (100%)	10 (100%)
Stafford	190 (100%)	330 (100%)	320 (100%)	120 (100%)	20 (100%)	10 (100%)	60 (100%)	530 (100%)	240 (100%)	100 (100%)	20 (100%)	10 (100%)
Staffordshire Moorlands	80 (100%)	310 (100%)	280 (100%)	80 (100%)	10 (100%)	-	130 (100%)	530 (100%)	290 (100%)	60 (100%)	20 (100%)	-
Tamworth	220 (100%)	200 (100%)	330 (100%)	100 (100%)	30 (100%)	10 (100%)	190 (100%)	210 (100%)	280 (100%)	100 (100%)	20 (100%)	10 (100%)
North Warwickshire	70 (100%)	220 (100%)	260 (100%)	80 (100%)	20 (100%)	10 (100%)	60 (100%)	140 (100%)	290 (100%)	80 (100%)	20 (100%)	-
Nuneaton and Bedworth	280 (100%)	650 (100%)	800 (100%)	240 (100%)	60 (100%)	10 (100%)	90 (100%)	590 (100%)	470 (100%)	110 (100%)	20 (100%)	10 (100%)
Rugby	250 (100%)	370 (100%)	400 (100%)	140 (100%)	30 (100%)	-	110 (100%)	140 (100%)	210 (100%)	60 (100%)	10 (100%)	-
Stratford-on-Avon	100 (100%)	380 (100%)	380 (100%)	90 (100%)	20 (100%)	-	210 (100%)	570 (100%)	550 (100%)	210 (100%)	50 (100%)	10 (100%)
Warwick	200 (100%)	480 (100%)	430 (100%)	120 (100%)	20 (100%)	-	80 (100%)	290 (100%)	340 (100%)	140 (100%)	30 (100%)	10 (100%)
Birmingham	-	9,180 (100%)	6,290 (100%)	2,290 (100%)	780 (100%)	330 (100%)	400 (100%)	980 (100%)	870 (100%)	280 (100%)	80 (100%)	20 (100%)
Coventry	1,210 (100%)	3,040 (100%)	3,230 (100%)	1,410 (100%)	420 (100%)	170 (100%)	-	830 (100%)	640 (100%)	260 (100%)	60 (100%)	10 (100%)
Dudley	-	1,730 (100%)	1,400 (100%)	510 (100%)	120 (100%)	40 (100%)	120 (100%)	690 (100%)	620 (100%)	130 (100%)	40 (100%)	10 (100%)
Sandwell	-	1,920 (100%)	1,980 (100%)	680 (100%)	180 (100%)	60 (100%)	80 (100%)	300 (100%)	290 (100%)	100 (100%)	20 (100%)	-

Table 3: Estimated number of LHA recipients losing or notionally losing		Table 3: Estimated number of LHA recipients losing or notionally losing				
	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
Forest Heath	150 (100%)	290 (100%)	260 (100%)	90 (100%)	20 (100%)	-
Ipswich	380 (100%)	850 (100%)	920 (100%)	270 (100%)	50 (100%)	10 (100%)
Mid Suffolk	50 (100%)	230 (100%)	240 (100%)	80 (100%)	20 (100%)	-
St Edmundsbury	-	430 (100%)	340 (100%)	90 (100%)	30 (100%)	-
Suffolk Coastal	120 (100%)	490 (100%)	400 (100%)	160 (100%)	40 (100%)	10 (100%)
Waveney	220 (100%)	900 (100%)	750 (100%)	250 (100%)	60 (100%)	10 (100%)
Camden	650 (100%)	1,250 (100%)	730 (100%)	230 (100%)	50 (100%)	30 (100%)
City of London	10 (100%)	20 (100%)	-	-	-	-
Hackney	2,080 (100%)	2,140 (100%)	1,690 (100%)	550 (100%)	170 (100%)	160 (100%)
Hammersmith and Fulham	810 (100%)	950 (100%)	700 (100%)	150 (100%)	40 (100%)	20 (100%)
Haringey	-	4,510 (100%)	2,250 (100%)	740 (100%)	240 (100%)	100 (100%)
Islington	-	1,900 (100%)	620 (100%)	140 (100%)	40 (100%)	20 (100%)
Kensington and Chelsea	270 (100%)	1,200 (100%)	620 (100%)	150 (100%)	40 (100%)	10 (100%)
Lambeth	1,640 (100%)	1,740 (100%)	1,520 (100%)	440 (100%)	100 (100%)	30 (100%)
Lewisham	1,860 (100%)	2,780 (100%)	2,900 (100%)	1,070 (100%)	310 (100%)	130 (100%)
Newham	1,000 (100%)	1,680 (100%)	2,610 (100%)	1,180 (100%)	300 (100%)	120 (100%)
Southwark	-	1,890 (100%)	840 (100%)	220 (100%)	40 (100%)	20 (100%)
Tower Hamlets	1,640 (100%)	2,130 (100%)	990 (100%)	350 (100%)	80 (100%)	30 (100%)
Wandsworth	-	3,170 (100%)	2,190 (100%)	880 (100%)	330 (100%)	180 (100%)
Westminster	470 (100%)	2,490 (100%)	1,360 (100%)	550 (100%)	140 (100%)	50 (100%)
Barking and Dagenham	420 (100%)	780 (100%)	1,760 (100%)	670 (100%)	140 (100%)	40 (100%)
Barnet	1,070 (100%)	2,300 (100%)	2,890 (100%)	1,020 (100%)	320 (100%)	130 (100%)
Bexley	320 (100%)	690 (100%)	1,270 (100%)	440 (100%)	100 (100%)	30 (100%)
Brent	-	4,390 (100%)	3,180 (100%)	1,340 (100%)	500 (100%)	240 (100%)
Bromley	510 (100%)	1,010 (100%)	1,290 (100%)	380 (100%)	70 (100%)	30 (100%)
Croydon	-	4,460 (100%)	3,320 (100%)	1,070 (100%)	300 (100%)	90 (100%)
Ealing	-	3,310 (100%)	2,590 (100%)	1,040 (100%)	300 (100%)	150 (100%)
Enfield	1,150 (100%)	2,440 (100%)	3,460 (100%)	1,510 (100%)	400 (100%)	130 (100%)
Greenwich	600 (100%)	890 (100%)	1,140 (100%)	420 (100%)	120 (100%)	50 (100%)
Harrow	-	1,710 (100%)	1,940 (100%)	1,060 (100%)	340 (100%)	120 (100%)
Havering	330 (100%)	740 (100%)	1,170 (100%)	420 (100%)	110 (100%)	20 (100%)
Hillingdon	-	1,770 (100%)	1,890 (100%)	720 (100%)	220 (100%)	90 (100%)
Hounslow	-	1,670 (100%)	1,750 (100%)	630 (100%)	200 (100%)	70 (100%)
Kingston Upon Thames	-	860 (100%)	730 (100%)	300 (100%)	90 (100%)	30 (100%)
Merton	490 (100%)	760 (100%)	1,080 (100%)	440 (100%)	130 (100%)	40 (100%)
Redbridge	520 (100%)	1,270 (100%)	1,880 (100%)	950 (100%)	340 (100%)	150 (100%)

Table 3: Estimated number of LHA recipients losing or notionally losing		Table 3: Estimated number of LHA recipients losing or notionally losing				
	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
Richmond Upon Thames	-	820 (100%)	630 (100%)	170 (100%)	40 (100%)	10 (100%)
Sutton	-	1,200 (100%)	1,070 (100%)	350 (100%)	70 (100%)	20 (100%)
Waltham Forest	1,160 (100%)	1,720 (100%)	2,640 (100%)	830 (100%)	230 (100%)	80 (100%)
Bracknell Forest UA	170 (100%)	250 (100%)	380 (100%)	100 (100%)	30 (100%)	10 (100%)
Brighton and Hove UA	-	8,490 (100%)	3,040 (100%)	830 (100%)	160 (100%)	30 (100%)
Isle of Wight UA	-	1,970 (100%)	1,170 (100%)	410 (100%)	60 (100%)	10 (100%)
Medway UA	-	2,190 (100%)	2,020 (100%)	770 (100%)	210 (100%)	60 (100%)
Milton Keynes UA	-	2,280 (100%)	1,860 (100%)	790 (100%)	230 (100%)	60 (100%)
Portsmouth UA	-	2,770 (100%)	1,550 (100%)	500 (100%)	110 (100%)	20 (100%)
Reading UA	770 (100%)	870 (100%)	1,200 (100%)	330 (100%)	70 (100%)	20 (100%)
Slough UA	430 (100%)	710 (100%)	1,270 (100%)	500 (100%)	140 (100%)	70 (100%)
Southampton UA	1,280 (100%)	1,410 (100%)	1,470 (100%)	510 (100%)	110 (100%)	40 (100%)
West Berkshire UA	-	440 (100%)	520 (100%)	160 (100%)	20 (100%)	10 (100%)
Windsor and Maidenhead UA	200 (100%)	230 (100%)	350 (100%)	140 (100%)	30 (100%)	-
Wokingham UA	-	350 (100%)	380 (100%)	110 (100%)	20 (100%)	10 (100%)
Aylesbury Vale	-	730 (100%)	540 (100%)	170 (100%)	30 (100%)	-
Chiltern South Bucks	50 (100%)	160 (100%)	180 (100%)	40 (100%)	10 (100%)	-
Wycombe	50 (100%)	90 (100%)	130 (100%)	50 (100%)	20 (100%)	10 (100%)
Eastbourne	-	720 (100%)	540 (100%)	180 (100%)	40 (100%)	10 (100%)
Hastings	-	1,590 (100%)	1,000 (100%)	350 (100%)	60 (100%)	10 (100%)
Rother	-	2,280 (100%)	1,120 (100%)	360 (100%)	70 (100%)	30 (100%)
Lewes	220 (100%)	540 (100%)	640 (100%)	230 (100%)	60 (100%)	10 (100%)
Lowes	160 (100%)	550 (100%)	550 (100%)	190 (100%)	50 (100%)	10 (100%)
Wexley	130 (100%)	460 (100%)	610 (100%)	230 (100%)	50 (100%)	10 (100%)
Wearlden	220 (100%)	280 (100%)	460 (100%)	150 (100%)	20 (100%)	10 (100%)
Basingstoke and Deane	60 (100%)	250 (100%)	250 (100%)	80 (100%)	20 (100%)	-
East Hampshire	170 (100%)	300 (100%)	460 (100%)	130 (100%)	30 (100%)	10 (100%)
Eastleigh	-	330 (100%)	320 (100%)	130 (100%)	40 (100%)	10 (100%)
Fareham	-	660 (100%)	540 (100%)	190 (100%)	30 (100%)	10 (100%)
Gosport	60 (100%)	110 (100%)	180 (100%)	80 (100%)	10 (100%)	-
Hart	-	650 (100%)	600 (100%)	230 (100%)	50 (100%)	10 (100%)
Havant	-	700 (100%)	680 (100%)	210 (100%)	30 (100%)	10 (100%)
New Forest	-	770 (100%)	410 (100%)	140 (100%)	40 (100%)	-
Rushmoor	-	320 (100%)	350 (100%)	100 (100%)	20 (100%)	-
Test Valley	-	270 (100%)	190 (100%)	70 (100%)	10 (100%)	-
Winchester	-	570 (100%)	620 (100%)	230 (100%)	50 (100%)	10 (100%)
Ashford	-	1,180 (100%)	740 (100%)	210 (100%)	60 (100%)	10 (100%)
Canterbury	130 (100%)	330 (100%)	460 (100%)	120 (100%)	20 (100%)	10 (100%)
Dartford	270 (100%)	780 (100%)	780 (100%)	280 (100%)	50 (100%)	10 (100%)
Dover	-	670 (100%)	580 (100%)	240 (100%)	80 (100%)	10 (100%)
Gravesham	340 (100%)	570 (100%)	590 (100%)	200 (100%)	50 (100%)	20 (100%)
Maldstone	70 (100%)	190 (100%)	260 (100%)	90 (100%)	10 (100%)	10 (100%)
Sevenoaks	-	1,340 (100%)	960 (100%)	340 (100%)	80 (100%)	20 (100%)
Shepway	240 (100%)	800 (100%)	1,100 (100%)	400 (100%)	100 (100%)	20 (100%)
Swale	670 (100%)	2,170 (100%)	1,660 (100%)	630 (100%)	160 (100%)	30 (100%)
Thanet	-	320 (100%)	270 (100%)	100 (100%)	20 (100%)	-
Tonbridge and Malling	130 (100%)	370 (100%)	350 (100%)	100 (100%)	20 (100%)	-
Tunbridge Wells	-	780 (100%)	710 (100%)	200 (100%)	30 (100%)	10 (100%)
Cherwell	-	-	-	-	-	-

Table 3: Estimated number of LHA recipients losing or not losing		Table 3: Estimated number of LHA recipients losing or not losing				
	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
Northampton	680 (100%)	420 (100%)	640 (100%)	200 (100%)	60 (100%)	30 (100%)
North Somerset	130 (100%)	210 (100%)	330 (100%)	100 (100%)	30 (100%)	10 (100%)
North Yorkshire	110 (100%)	210 (100%)	280 (100%)	80 (100%)	20 (100%)	-
Nottingham	-	420 (100%)	300 (100%)	120 (100%)	20 (100%)	-
Nottinghamshire	140 (100%)	300 (100%)	480 (100%)	140 (100%)	30 (100%)	10 (100%)
Nottinghamshire UA	180 (100%)	150 (100%)	250 (100%)	110 (100%)	20 (100%)	10 (100%)
Nottinghamshire UA	290 (100%)	370 (100%)	510 (100%)	170 (100%)	30 (100%)	10 (100%)
Nottinghamshire UA	60 (100%)	180 (100%)	220 (100%)	60 (100%)	20 (100%)	-
Nottinghamshire UA	-	500 (100%)	460 (100%)	120 (100%)	20 (100%)	-
Nottinghamshire UA	-	270 (100%)	260 (100%)	70 (100%)	20 (100%)	10 (100%)
Nottinghamshire UA	150 (100%)	240 (100%)	430 (100%)	130 (100%)	20 (100%)	10 (100%)
Nottinghamshire UA	-	270 (100%)	190 (100%)	70 (100%)	20 (100%)	-
Nottinghamshire UA	80 (100%)	170 (100%)	290 (100%)	80 (100%)	20 (100%)	10 (100%)
Nottinghamshire UA	80 (100%)	270 (100%)	300 (100%)	90 (100%)	10 (100%)	-
Nottinghamshire UA	160 (100%)	210 (100%)	410 (100%)	120 (100%)	20 (100%)	10 (100%)
Nottinghamshire UA	150 (100%)	230 (100%)	360 (100%)	110 (100%)	20 (100%)	-
Nottinghamshire UA	-	1,490 (100%)	1,110 (100%)	310 (100%)	50 (100%)	10 (100%)
Nottinghamshire UA	-	530 (100%)	400 (100%)	140 (100%)	30 (100%)	10 (100%)
Nottinghamshire UA	-	690 (100%)	620 (100%)	250 (100%)	60 (100%)	20 (100%)
Nottinghamshire UA	120 (100%)	360 (100%)	370 (100%)	90 (100%)	20 (100%)	-
Nottinghamshire UA	160 (100%)	360 (100%)	420 (100%)	130 (100%)	20 (100%)	10 (100%)
Nottinghamshire UA	370 (100%)	930 (100%)	740 (100%)	160 (100%)	30 (100%)	10 (100%)
Nottinghamshire UA	-	1,030 (100%)	630 (100%)	160 (100%)	30 (100%)	10 (100%)
Nottinghamshire UA	1,370 (100%)	2,560 (100%)	1,790 (100%)	480 (100%)	90 (100%)	20 (100%)
Nottinghamshire UA	-	5,420 (100%)	2,360 (100%)	650 (100%)	140 (100%)	60 (100%)
Nottinghamshire UA	1,930 (100%)	3,950 (100%)	3,760 (100%)	1,220 (100%)	260 (100%)	60 (100%)
Nottinghamshire UA	-	2,140 (100%)	1,290 (100%)	440 (100%)	90 (100%)	20 (100%)
Nottinghamshire UA	1,240 (100%)	2,020 (100%)	1,470 (100%)	440 (100%)	90 (100%)	10 (100%)
Nottinghamshire UA	560 (100%)	750 (100%)	1,160 (100%)	320 (100%)	80 (100%)	20 (100%)
Nottinghamshire UA	-	1,160 (100%)	1,200 (100%)	310 (100%)	50 (100%)	10 (100%)
Nottinghamshire UA	-	1,890 (100%)	1,220 (100%)	380 (100%)	80 (100%)	20 (100%)
Nottinghamshire UA	760 (100%)	2,460 (100%)	1,560 (100%)	530 (100%)	100 (100%)	30 (100%)
Nottinghamshire UA	420 (100%)	1,440 (100%)	1,470 (100%)	460 (100%)	100 (100%)	20 (100%)
Nottinghamshire UA	300 (100%)	690 (100%)	640 (100%)	200 (100%)	30 (100%)	10 (100%)
Nottinghamshire UA	490 (100%)	620 (100%)	540 (100%)	150 (100%)	30 (100%)	10 (100%)
Nottinghamshire UA	-	450 (100%)	350 (100%)	110 (100%)	30 (100%)	10 (100%)
Nottinghamshire UA	330 (100%)	760 (100%)	680 (100%)	220 (100%)	40 (100%)	10 (100%)
Nottinghamshire UA	-	500 (100%)	400 (100%)	100 (100%)	20 (100%)	10 (100%)
Nottinghamshire UA	190 (100%)	610 (100%)	450 (100%)	160 (100%)	30 (100%)	10 (100%)
Nottinghamshire UA	60 (100%)	310 (100%)	230 (100%)	70 (100%)	10 (100%)	10 (100%)
Nottinghamshire UA	60 (100%)	250 (100%)	270 (100%)	90 (100%)	20 (100%)	10 (100%)
Nottinghamshire UA	70 (100%)	220 (100%)	240 (100%)	110 (100%)	30 (100%)	10 (100%)
Nottinghamshire UA	70 (100%)	180 (100%)	180 (100%)	80 (100%)	10 (100%)	10 (100%)
Nottinghamshire UA	10 (100%)	210 (100%)	320 (100%)	80 (100%)	20 (100%)	10 (100%)
Nottinghamshire UA	100 (100%)	380 (100%)	260 (100%)	120 (100%)	20 (100%)	10 (100%)
Nottinghamshire UA	370 (100%)	740 (100%)	560 (100%)	170 (100%)	20 (100%)	10 (100%)
Nottinghamshire UA	330 (100%)	580 (100%)	510 (100%)	160 (100%)	20 (100%)	10 (100%)
Nottinghamshire UA	-	2,140 (100%)	940 (100%)	370 (100%)	90 (100%)	10 (100%)
Nottinghamshire UA	-	1,820 (100%)	1,130 (100%)	410 (100%)	100 (100%)	20 (100%)
Nottinghamshire UA	340 (100%)	940 (100%)	930 (100%)	280 (100%)	80 (100%)	20 (100%)
Nottinghamshire UA	-	1,160 (100%)	1,030 (100%)	300 (100%)	70 (100%)	10 (100%)
Nottinghamshire UA	240 (100%)	800 (100%)	880 (100%)	290 (100%)	60 (100%)	10 (100%)
Nottinghamshire UA	-	3,060 (100%)	1,980 (100%)	630 (100%)	180 (100%)	50 (100%)
Nottinghamshire UA	430 (100%)	1,360 (100%)	1,840 (100%)	560 (100%)	140 (100%)	20 (100%)
Nottinghamshire UA	-	390 (100%)	360 (100%)	120 (100%)	20 (100%)	10 (100%)
Nottinghamshire UA	50 (21%)	740 (100%)	940 (100%)	340 (100%)	80 (100%)	10 (100%)
Nottinghamshire UA	-	580 (100%)	500 (100%)	120 (100%)	40 (100%)	10 (100%)
Nottinghamshire UA	-	420 (100%)	430 (100%)	110 (100%)	30 (100%)	-
Nottinghamshire UA	-	350 (100%)	280 (100%)	110 (100%)	20 (100%)	10 (100%)
Nottinghamshire UA	460 (100%)	690 (100%)	850 (100%)	240 (100%)	70 (100%)	20 (100%)
Nottinghamshire UA	150 (100%)	260 (100%)	230 (100%)	50 (100%)	10 (100%)	10 (100%)
Nottinghamshire UA	-	400 (100%)	290 (100%)	140 (100%)	50 (100%)	10 (100%)
Nottinghamshire UA	-	510 (100%)	360 (100%)	160 (100%)	40 (100%)	-
Nottinghamshire UA	-	1,090 (100%)	300 (100%)	120 (100%)	20 (100%)	-
Nottinghamshire UA	40 (100%)	190 (100%)	180 (100%)	70 (100%)	20 (100%)	-
Nottinghamshire UA	-	750 (100%)	450 (100%)	140 (100%)	40 (100%)	-
Nottinghamshire UA	-	1,260 (100%)	880 (100%)	270 (100%)	40 (100%)	10 (100%)
Nottinghamshire UA	-	270 (100%)	230 (100%)	70 (100%)	20 (100%)	10 (100%)

	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
Table 3: Estimated number of LHA recipients losing or notionally losing						
East Lothian	30 (100%)	360 (100%)	280 (100%)	110 (100%)	20 (100%)	10 (100%)
East Renfrewshire	10 (100%)	140 (100%)	190 (100%)	70 (100%)	20 (100%)	-
Edinburgh, City of	-	4,940 (100%)	3,300 (100%)	1,130 (100%)	240 (100%)	50 (100%)
Eilean Siar	-	90 (100%)	30 (100%)	10 (100%)	-	-
Fife	400 (100%)	310 (21%)	1,290 (100%)	500 (100%)	110 (100%)	20 (100%)
Glasgow City	1,400 (100%)	2,990 (100%)	2,650 (100%)	850 (100%)	190 (100%)	30 (100%)
Highland	-	840 (100%)	430 (100%)	120 (100%)	30 (100%)	10 (100%)
Inverclyde	-	600 (100%)	450 (100%)	130 (100%)	10 (100%)	-
Midlothian	50 (100%)	170 (100%)	270 (100%)	90 (100%)	20 (100%)	-
North Ayrshire	-	1,090 (100%)	750 (100%)	230 (100%)	40 (100%)	10 (100%)
North Lanarkshire	-	1,430 (100%)	1,330 (100%)	390 (100%)	80 (100%)	10 (100%)
Orkney Islands	-	100 (100%)	30 (100%)	20 (100%)	-	-
Perth and Kinross	-	610 (100%)	410 (100%)	120 (100%)	30 (100%)	-
Renfrewshire	-	970 (100%)	660 (100%)	200 (100%)	30 (100%)	10 (100%)
Scottish Borders	-	620 (100%)	280 (100%)	120 (100%)	20 (100%)	10 (100%)
Shetland Islands	-	30 (100%)	10 (100%)	-	-	-
South Ayrshire	-	890 (100%)	550 (100%)	170 (100%)	30 (100%)	10 (100%)
South Lanarkshire	140 (47%)	1,190 (100%)	1,300 (100%)	420 (100%)	70 (100%)	10 (100%)
Stirling	80 (100%)	180 (100%)	180 (100%)	70 (100%)	10 (100%)	10 (100%)
West Dunbartonshire	-	350 (100%)	250 (100%)	80 (100%)	10 (100%)	-

Notes:

- Source: Estimates based on the March 2010 Single Housing Benefit Extract.
- These tables should be read in conjunction with Table 23 (LHA caseload) and Table 24 (average LHA awards) at the end of the document.
- Figures are rounded to the nearest 10 cases.
- A dash "-" indicates nil or negligible.
- 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.
- All figures should be treated as indicative.

Table 4: Impact of measures – average loss per loser

loser or notional loser, £ per week	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
County Durham UA	-12	-10	-8	-9	-15	-26
Darlington UA	-	-6	-10	-11	-14	-19
Hartlepool UA	-	-9	-10	-13	-14	-37
Middlesbrough UA	-	-9	-9	-13	-13	-27
Northumberland UA	-	-8	-7	-12	-14	-22
Redcar and Cleveland UA	-	-10	-10	-13	-14	-23
Stockton-on-Tees UA	-6	-8	-9	-12	-13	-36
Gateshead	-6	-7	-10	-14	-18	-28
Newcastle upon Tyne	-	-10	-9	-13	-17	-34
North Tyneside	-	-9	-10	-13	-18	-31
South Tyneside	-6	-7	-9	-13	-16	-27
Sunderland	-2	-6	-10	-12	-14	-36
Blackburn with Darwen UA	-	-7	-6	-12	-17	-19
Blackpool UA	-6	-8	-11	-9	-16	-29
Cheshire East UA	-7	-9	-12	-10	-18	-57
Cheshire West and Chester UA	-5	-7	-12	-11	-15	-38
Halton UA	-	-7	-8	-13	-16	-39
Warrington UA	-6	-5	-8	-13	-17	-38
Allerdale	-6	-9	-11	-14	-16	-
Barrow-in-Furness	-	-9	-7	-13	-17	-18
Carlisle	-3	-7	-8	-12	-14	-
Copeland	-6	-7	-10	-14	-15	-
South Lakeland	-5	-11	-11	-12	-15	-
Bolton	-4	-7	-12	-8	-15	-22
Bury	-5	-8	-12	-7	-14	-26
Manchester	-7	-12	-14	-13	-16	-32
Oldham	-6	-8	-10	-11	-14	-25
Rochdale	-5	-11	-14	-13	-15	-19
Salford	-	-13	-14	-13	-15	-32
Stockport	-8	-9	-12	-13	-17	-42
Tameside	-7	-11	-13	-13	-15	-22
Trafford	-7	-10	-12	-13	-17	-58
Wigan	-7	-7	-7	-9	-14	-16
Burnley	-	-6	-3	-10	-14	-24
Chorley	-4	-7	-9	-13	-16	-
Fylde	-6	-7	-11	-9	-16	-33
Hyndburn	-6	-6	-6	-12	-16	-17
Lancaster	-8	-10	-10	-12	-16	-21
Pendle	-	-6	-3	-10	-15	-24
Preston	-4	-7	-9	-13	-16	-20
Ribble Valley	-	-7	-6	-11	-18	-
Rossendale	-	-7	-5	-11	-15	-24
South Ribble	-4	-7	-7	-12	-17	-32
West Lancashire	-6	-5	-8	-9	-14	-16
Wyre	-	-8	-11	-9	-16	-26
Knowsley	-	-9	-11	-11	-16	-30
Liverpool	-6	-8	-12	-12	-15	-39
Sefton	-6	-8	-12	-12	-14	-18
St. Helens	-4	-15	-7	-10	-16	-24
Wirral	-9	-6	-11	-9	-16	-24

Table 4: Estimated average loss per loser or notional loser, £ per week

loser or notional loser, £ per week	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
East Riding of Yorkshire UA	-	-8	-11	-11	-17	-24
Kingston upon Hull, City of UA	-6	-7	-12	-13	-17	-25
North East Lincolnshire UA	-	-8	-6	-7	-14	-22
North Lincolnshire UA	-	-8	-6	-7	-15	-28
York UA	-	-13	-12	-13	-21	-
Craven	-	-8	-8	-9	-14	-
Hambleton	-	-9	-9	-12	-15	-56
Harrogate	-	-10	-11	-12	-19	-
Scarborough	-	-8	-12	-12	-16	-29
Selby	-	-13	-13	-14	-17	-
Barnsley	-4	-6	-6	-12	-17	-18
Doncaster	-6	-10	-9	-12	-14	-24
Rotherham	-	-6	-10	-12	-14	-18
Sheffield	-8	-8	-12	-9	-15	-28
Bradford	-	-9	-9	-9	-14	-18
Calderdale	-8	-10	-7	-8	-14	-19
Kirklees	-	-12	-12	-9	-15	-26
Leeds	-3	-7	-8	-7	-12	-21
Wakefield	-	-8	-8	-13	-14	-27
Derby UA	-4	-12	-9	-13	-14	-26
Leicester UA	-3	-7	-7	-8	-15	-28
Nottingham UA	-	-15	-12	-13	-18	-30
Rutland UA	-	-5	-7	-8	-15	-
Amber Valley	-2	-12	-9	-13	-14	-27
Bolsover	-3	-8	-10	-13	-15	-27
Chesterfield	-5	-10	-8	-12	-14	-28
Derbyshire Dales	-10	-7	-7	-9	-15	-
Erewash	-6	-15	-11	-13	-17	-24
High Peak	-9	-9	-11	-13	-15	-21
North East Derbyshire	-7	-9	-9	-11	-14	-
South Derbyshire	-6	-7	-7	-13	-15	-20
Blaby	-	-7	-6	-7	-15	-25
Charnwood	-3	-6	-6	-8	-15	-36
Harborough	-4	-6	-6	-7	-14	-
Hinckley and Bosworth	-3	-7	-7	-8	-15	-29
Melton	-	-8	-7	-9	-14	-
North West Leicestershire	-3	-6	-7	-8	-15	-
Oadby and Wigston	-2	-6	-6	-8	-15	-
Boston	-9	-11	-8	-12	-14	-16
East Lindsey	-9	-6	-8	-12	-15	-18
North Kesteven	-	-11	-6	-12	-15	-28
South Holland	-	-12	-8	-12	-14	-
South Kesteven	-	-9	-8	-11	-15	-31
West Lindsey	-	-11	-9	-13	-15	-25
Corby	-	-9	-10	-13	-16	-25
Daventry	-9	-8	-7	-12	-15	-
East Northamptonshire	-5	-7	-9	-12	-16	-
Kettering	-8	-7	-9	-12	-16	-40
Northampton	-	-11	-7	-8	-16	-33
South Northamptonshire	-7	-9	-9	-10	-17	-
Wellingborough	-5	-7	-9	-12	-16	-36

Table 4: Estimated average loss per loser or notional loser, £ per week						
	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
Ashfield	-8	-10	-11	-13	-16	-
Bassetlaw	-	-8	-10	-12	-14	-23
Broxtowe	-7	-15	-11	-12	-17	-
Gedling	-7	-15	-11	-12	-20	-
Mansfield	-	-8	-10	-12	-14	-17
Newark and Sherwood	-7	-7	-9	-12	-14	-22
Rushcliffe	-6	-15	-11	-12	-23	-51
Herefordshire, County of UA	-6	-8	-10	-13	-14	-34
Shropshire UA	-	-9	-7	-12	-15	-30
Stoke-on-Trent UA	-	-8	-11	-13	-15	-23
Telford and Wrekin UA	-	-8	-6	-11	-15	-37
Cannock Chase	-11	-9	-7	-13	-15	-23
East Staffordshire	-	-8	-7	-13	-15	-29
Lichfield	-	-10	-6	-11	-14	-41
Newcastle-under-Lyme	-11	-7	-11	-12	-15	-
South Staffordshire	-8	-8	-10	-12	-15	-
Stafford	-7	-10	-13	-14	-16	-31
Staffordshire Moorlands	-11	-7	-11	-12	-15	-
Tamworth	-11	-8	-5	-11	-14	-27
North Warwickshire	-8	-10	-10	-10	-16	-35
Nuneaton and Bedworth	-3	-13	-11	-8	-17	-25
Rugby	-9	-7	-7	-12	-15	-
Stratford-on-Avon	-5	-8	-9	-13	-17	-
Warwick	-5	-8	-9	-14	-17	-
Birmingham	-	-10	-12	-9	-17	-24
Coventry	-5	-13	-11	-8	-16	-23
Dudley	-	-9	-9	-12	-15	-21
Sandwell	-	-8	-10	-11	-16	-21
Solihull	-	-8	-13	-13	-18	-46
Walsall	-	-8	-9	-12	-15	-22
Wolverhampton	-	-8	-9	-12	-15	-22
Bromsgrove	-3	-8	-9	-11	-14	-
Malvern Hills	-2	-10	-8	-12	-16	-
Redditch	-7	-8	-7	-11	-13	-21
Worcester	-8	-10	-7	-12	-15	-15
Wyche Forest	-7	-11	-8	-12	-15	-
Bedford UA	-2	-9	-9	-12	-14	-25
Central Bedfordshire UA	-6	-8	-8	-8	-16	-37
Luton UA	-4	-4	-7	-9	-14	-33
Peterborough UA	-	-9	-12	-12	-19	-47
Southend-on-Sea UA	-	-13	-11	-12	-24	-65
Thurrock UA	-	-16	-23	-24	-23	-
Cambridge	-9	-15	-17	-17	-19	-
East Cambridgeshire	-5	-6	-7	-10	-16	-29
Fenland	-8	-12	-14	-15	-19	-46
Huntingdonshire	-8	-16	-21	-21	-23	-
South Cambridgeshire	-7	-12	-11	-12	-26	-60
Basildon	-11	-11	-9	-12	-18	-33
Braintree	-	-13	-11	-12	-23	-
Brentwood	-	-	-	-	-	-

Table 4: Estimated average loss per loser or notional loser, £ per week						
	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
Castle Point	-5	-6	-12	-12	-23	-74
Chelmsford	-12	-12	-8	-11	-23	-43
Colchester	-10	-7	-7	-12	-14	-43
Epping Forest	-8	-8	-12	-19	-19	-71
Harlow	-8	-8	-11	-16	-22	-71
Maldon	-12	-12	-9	-12	-21	-
Rochford	-4	-6	-12	-12	-20	-51
Tendring	-	-8	-7	-12	-14	-42
Uttlesford	-	-12	-14	-17	-21	-
Broxbourne	-	-7	-12	-17	-18	-80
Dacorum	-	-14	-13	-19	-18	-62
East Hertfordshire	-8	-8	-11	-16	-22	-69
North Hertfordshire	-	-13	-9	-13	-19	-
St Albans	-	-14	-13	-22	-26	-
Stevenage	-8	-12	-8	-12	-16	-
Three Rivers	-9	-13	-12	-24	-24	-
Watford	-9	-13	-13	-21	-26	-72
Welwyn Hatfield	-9	-13	-13	-16	-17	-
Breckland	-4	-8	-11	-12	-16	-36
Broadland	-3	-8	-10	-11	-16	-38
Great Yarmouth	-5	-7	-8	-10	-14	-24
King's Lynn and West Norfolk	-	-9	-7	-10	-16	-28
Norwich	-	-10	-10	-12	-16	-22
South Norfolk	-5	-8	-10	-12	-16	-28
Babergh	-5	-8	-10	-12	-17	-
Forest Heath	-8	-12	-14	-18	-18	-
Ipswich	-3	-6	-8	-12	-17	-42
Mid Suffolk	-4	-7	-9	-12	-18	-
St Edmundsbury	-	-12	-15	-15	-19	-
Suffolk Coastal	-4	-6	-8	-11	-18	-36
Waveney	-5	-8	-8	-10	-14	-29
Camden	-20	-31	-53	-96	-146	-262
City of London	-7	-64	-	-	-	-
Hackney	-13	-21	-27	-26	-23	-125
Hammersmith and Fulham	-13	-20	-24	-47	-116	-282
Haringey	-	-12	-13	-14	-26	-88
Islington	-11	-22	-36	-75	-114	-267
Kensington and Chelsea	-8	-67	-147	-281	-386	-641
Lambeth	-9	-13	-25	-27	-34	-102
Lewisham	-9	-13	-20	-20	-24	-64
Newham	-7	-14	-25	-25	-32	-98
Southwark	-	-19	-29	-27	-56	-153
Tower Hamlets	-	-17	-19	-27	-56	-153
Wandsworth	-9	-73	-140	-262	-373	-622
Westminster	-8	-8	-12	-20	-17	-52
Barking and Dagenham	-8	-9	-11	-18	-30	-83
Barnet	-10	-9	-12	-13	-20	-57
Bexley	-	-18	-23	-37	-68	-169
Brent	-10	-8	-13	-13	-23	-71
Bromley	-	-10	-13	-21	-23	-64
Croydon	-	-	-	-	-	-

	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
Ealing	-	-14	-16	-27	-49	-134
Enfield	-13	-10	-12	-13	-22	-65
Greenwich	-10	-8	-13	-13	-22	-51
Harrow	-	-11	-13	-17	-18	-57
Havering	-8	-8	-13	-20	-18	-59
Hillingdon	-	-11	-13	-20	-22	-43
Hounslow	-	-13	-17	-20	-32	-69
Kingston Upon Thames	-	-14	-25	-20	-32	-111
Merton	-8	-11	-16	-21	-22	-69
Redbridge	-8	-7	-12	-22	-19	-73
Richmond Upon Thames	-	-14	-24	-21	-39	-85
Sutton	-	-11	-13	-20	-20	-49
Waltham Forest	-8	-8	-10	-20	-17	-49
Bracknell Forest UA	-6	-6	-9	-10	-22	-57
Brighton and Hove UA	-	-14	-16	-19	-16	-33
Isle of Wight UA	-	-10	-12	-8	-18	-43
Medway UA	-	-11	-11	-12	-18	-34
Milton Keynes UA	-	-11	-12	-12	-16	-48
Portsmouth UA	-	-10	-8	-12	-14	-36
Reading UA	-8	-12	-11	-13	-20	-78
Slough UA	-9	-12	-15	-16	-23	-138
Southampton UA	-7	-9	-13	-12	-17	-32
West Berkshire UA	-	-12	-11	-12	-21	-58
Windsor and Maidenhead UA	-9	-12	-15	-17	-22	-58
Wokingham UA	-	-13	-11	-12	-21	-58
Aylesbury Vale	-	-12	-12	-14	-17	-31
Chiltern	-11	-13	-13	-16	-31	-
South Bucks	-9	-12	-14	-17	-28	-241
Wycombe	-	-13	-13	-16	-18	-36
Eastbourne	-	-10	-8	-9	-18	-46
Hastings	-	-9	-13	-17	-16	-41
Lewes	-7	-11	-14	-16	-16	-47
Rother	-4	-7	-13	-17	-17	-64
Wealden	-8	-8	-9	-11	-19	-84
Basingstoke and Deane	-6	-8	-11	-12	-22	-55
East Hampshire	-6	-9	-10	-14	-14	-
Eastleigh	-7	-9	-12	-12	-17	-43
Fareham	-	-9	-9	-12	-15	-36
Gosport	-	-10	-9	-13	-14	-33
Hart	-8	-5	-9	-12	-21	-
Havant	-	-10	-8	-12	-14	-32
New Forest	-	-11	-12	-12	-17	-52
Rushmoor	-	-12	-10	-12	-21	-
Test Valley	-	-10	-12	-13	-17	-
Winchester	-	-11	-14	-17	-14	-
Ashford	-	-10	-7	-8	-11	-44
Canterbury	-	-12	-11	-16	-20	-41
Dartford	-5	-7	-8	-12	-27	-58
Dover	-3	-9	-12	-13	-16	-25
Gravesham	-	-10	-9	-12	-17	-40
Maldstone	-6	-10	-8	-12	-17	-46

	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
Sevenoaks	-8	-10	-10	-15	-24	-91
Shepway	-	-10	-12	-12	-17	-41
Swale	-3	-10	-11	-12	-17	-23
Thanet	-4	-9	-8	-13	-16	-23
Tonbridge and Malling	-	-11	-10	-14	-18	-
Tunbridge Wells	-8	-12	-13	-18	-25	-
Cherwell	-	-12	-9	-15	-17	-29
Oxford	-11	-12	-12	-13	-18	-60
South Oxfordshire	-10	-13	-12	-13	-19	-37
Vale of White Horse	-10	-11	-12	-13	-19	-
West Oxfordshire	-	-13	-13	-14	-15	-
Elmbridge	-9	-8	-12	-24	-23	-76
Epsom and Ewell	-7	-9	-13	-21	-24	-91
Guildford	-10	-12	-15	-22	-25	-70
Mole Valley	-	-7	-10	-19	-21	-
Reigate and Banstead	-	-9	-9	-18	-19	-
Runnymede	-	-10	-12	-23	-24	-109
Spelthorne	-9	-7	-12	-23	-23	-135
Surrey Heath	-	-11	-10	-14	-22	-
Tandridge	-8	-7	-11	-19	-19	-80
Waverley	-9	-12	-14	-20	-20	-
Woking	-8	-13	-16	-25	-22	-131
Adur	-7	-10	-14	-17	-17	-
Arun	-	-9	-11	-12	-17	-24
Chichester	-	-10	-12	-15	-17	-37
Crawley	-	-11	-9	-16	-17	-30
Horsham	-10	-8	-10	-16	-18	-
Mid Sussex	-10	-7	-9	-16	-18	-
Worthing	-8	-8	-11	-11	-17	-33
Bath and North East Somerset UA	-6	-13	-16	-18	-25	-69
Bournemouth UA	-	-11	-11	-15	-20	-62
Bristol, City of UA	-	-11	-12	-8	-18	-58
Cornwall UA	-7	-8	-10	-11	-31	-31
North Somerset UA	-	-9	-8	-5	-14	-30
Plymouth UA	-6	-10	-12	-12	-16	-42
Poole UA	-5	-11	-11	-15	-20	-34
South Gloucestershire UA	-	-9	-12	-8	-18	-40
Swindon UA	-	-9	-7	-13	-16	-26
Torbay UA	-6	-8	-11	-11	-14	-41
Wiltshire UA	-7	-9	-9	-12	-14	-36
East Devon	-9	-10	-13	-14	-18	-34
Exeter	-9	-12	-14	-19	-16	-35
Mid Devon	-	-11	-13	-11	-17	-31
North Devon	-8	-8	-8	-12	-14	-21
South Hams	-	-10	-11	-12	-15	-30
Torridge	-8	-8	-8	-13	-14	-
West Devon	-7	-10	-13	-13	-15	-35
Christchurch	-5	-11	-11	-15	-20	-
East Dorset	-6	-9	-11	-14	-19	-39
North Dorset	-4	-7	-8	-9	-16	-
Purbeck	-7	-12	-12	-15	-17	-

Table 4: Estimated average loss per loser or notional loser, £, per week		Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
West Dorset		-9	-11	-8	-13	-15	-35
Weymouth and Portland		-10	-12	-8	-13	-15	-28
Cheltenham		-5	-12	-10	-12	-19	-51
Cotswold		-	-11	-10	-12	-25	-
Gloucester		-9	-9	-8	-8	-15	-31
Stroud		-9	-8	-8	-15	-30	-
Tewkesbury		-	-12	-10	-11	-20	-31
Mendip		-15	-8	-7	-9	-19	-
South Somerset		-	-10	-9	-12	-16	-42
Taunton Deane		-6	-12	-8	-8	-14	-44
West Somerset		-	-13	-8	-8	-14	-
Isle of Anglesey / Ynys Môn		-	-7	-15	-16	-16	-35
Gwynedd / Gwynedd		-10	-6	-12	-14	-23	-
Conwy / Conwy		-5	-6	-10	-12	-14	-26
Denbighshire / Sir Ddinbych		-5	-6	-10	-12	-14	-21
Flintshire / Sir y Fflint		-10	-12	-9	-8	-15	-39
Wrexham / Wrecsam		-	-12	-10	-12	-14	-38
Powys / Powys		-	-10	-9	-12	-13	-17
Ceredigion / Ceredigion		-6	-12	-13	-11	-19	-27
Pembrokeshire / Sir Benfro		-	-10	-12	-12	-16	-20
Cardiganshire / Sir Gaerfyrddin		-	-7	-8	-9	-16	-32
Swansea / Abertawe		-	-10	-8	-14	-15	-41
Neath Port Talbot / Castell-nedd Port Talbot		-3	-6	-8	-7	-17	-28
Bridgend / Pen-y-bont ar Ogwr		-	-11	-7	-14	-12	-19
The Vale of Glamorgan / Bro Morgannwg		-7	-11	-12	-12	-17	-21
Cardiff / Caerdydd		-	-12	-8	-13	-17	-40
Rhondda, Cynon, Taff / Rhondda, Cynon, Taf		-1	-4	-12	-9	-17	-23
Merthyr Tydfil / Merthyr Tudful		-	-8	-3	-5	-18	-29
Caerphilly / Caerffili		-7	-5	-12	-11	-13	-20
Blaenau Gwent / Blaenau Gwent		-	-2	-5	-7	-13	-21
Torfaen / Tor-faen		-	-9	-12	-7	-16	-
Monmouthshire / Sir Fynwy		-	-8	-8	-8	-14	-29
Newport / Casnewydd		-5	-10	-7	-12	-16	-34
Aberdeen City		-4	-12	-16	-16	-18	-
Aberdeenshire		-	-13	-16	-16	-16	-19
Angus		-	-8	-13	-18	-16	-
Argyll and Bute		-	-12	-12	-13	-15	-
Clackmannanshire		-7	-7	-11	-14	-14	-
Dumfries and Galloway		-	-9	-9	-10	-15	-
Dundee City		-	-8	-12	-20	-16	-35
East Dunbartonshire		-	-5	-9	-13	-16	-
East Lothian		-8	-9	-12	-18	-21	-70
East Renfrewshire		-7	-8	-11	-18	-19	-
Edinburgh, City of		-	-10	-11	-19	-18	-43
Eilean Siar		-	-11	-11	-15	-	-
Fife		-7	-10	-8	-12	-14	-20
Glasgow City		-6	-9	-13	-17	-18	-33
Highland		-	-10	-9	-13	-16	-27

Table 4: Estimated average loss per loser or notional loser, £, per week		Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
Inverclyde		-	-7	-7	-16	-18	-
Midlothian		-7	-8	-11	-19	-21	-
North Ayrshire		-	-8	-7	-13	-14	-25
North Lanarkshire		-	-7	-7	-13	-16	-25
Orkney Islands		-	-11	-10	-15	-	-
Perth and Kinross		-	-9	-13	-11	-16	-
Renfrewshire		-	-8	-7	-16	-17	-28
Scottish Borders		-	-8	-10	-12	-14	-40
Shetland Islands		-	-9	-9	-	-	-
South Ayrshire		-	-8	-7	-12	-14	-21
South Lanarkshire		-12	-7	-6	-12	-13	-47
Stirling		-8	-7	-9	-13	-13	-
West Dunbartonshire		-	-8	-12	-13	-15	-

Notes:

- Source: Estimates based on the March 2010 Single Housing Benefit Extract.
- These tables should be read in conjunction with Table 23 (LHA caseload) and Table 24 (average LHA awards) at the end of the document.
- Figures are rounded to the nearest pound.
- A dash “-” indicates nil or negligible loss, or fewer than 5 cases are affected.
- 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.

Tables 5, 6 and 7 present estimates of the average availability of private rented sector (PRS) accommodation in Broad Rental Market Areas. This was calculated by looking at the Market Evidence Dataset (the list of rents used to calculate the LHA rates) and calculating, for all bedroom sizes combined, the proportion of properties in the dataset that are cheaper than the LHA rate pre- and post- reform.

The table shows the combined impact of the caps, reduction to the 30th percentile and restricting bedroom entitlement to the 4-bedroom rate.

Note that in some areas, the availability can be slightly over 50% of properties pre-reform or over 30% of properties post-reform; this is because when the distribution of rents is relatively flat, more than 50% of properties can have rents at or below the median rent, and more than 30% of properties can have rents at or below the 30th percentile rent.

Table 5: Availability of accommodation

Availability of accommodation: Broad Rental Market Area	Current average estimate of availability of PRS accommodation	Post-reform average availability of PRS accommodation
Central London	52%	7%
Inner North & West London	51%	25%
Inner South West London	51%	29%
Rotherham	57%	30%
Crawley & Reigate	58%	30%
Bridlington	51%	30%
Outer North London	53%	30%
West Pennine	53%	31%
Aberdeen and Shire	59%	31%
Bath	54%	31%
Inner East London	51%	31%
Highland and Isles	52%	31%
Swindon	52%	31%
Lincolnshire Fens	51%	31%
Menai	51%	31%
Wigan	57%	31%
Staffordshire North	56%	31%
Dundee and Angus	54%	31%
Central Glamorgan	56%	31%
Exeter	57%	31%
Yeovil	56%	31%
Greater Liverpool	52%	31%
Lowestoft & Great Yarmouth	51%	31%
Portsmouth	51%	31%
Kirklees	58%	31%
Cambridge	52%	31%
Mid Staffs	54%	31%
Teesside	51%	31%
Tyneside	54%	31%
Hull	53%	31%
York	60%	31%
Greater Glasgow	54%	31%
Bolton and Bury	52%	31%
Central Greater Manchester	52%	31%
Central Lancs	54%	32%
Newbury	51%	32%
Chichester & Sussex Downs	54%	32%
North Nottingham	52%	32%
Leeds	51%	32%
Wirral	53%	32%
North-East Greater Manchester	52%	32%
Swansea	53%	32%
High Weald	52%	32%
South West Essex	56%	32%
Devon South	52%	32%
North Cornwall	62%	32%
Wolds and Coast	52%	32%
Ashford	51%	32%
Forth Valley	52%	32%
Sussex East	55%	32%
Bradford & South Dales	58%	32%

Availability of accommodation: Broad Rental Market Area	Current average estimate of availability of PRS accommodation	Post-reform average availability of PRS accommodation
West London	51%	32%
Fylde Coast	52%	32%
Chesterfield	52%	32%
Oxford	52%	32%
Wakefield	69%	32%
Lothian	53%	32%
Mid & East Devon	54%	32%
Guildford	52%	32%
North Devon	51%	32%
The Scottish Borders	51%	32%
Rural Monmouth	54%	32%
Delyn	55%	32%
Weston-S-Mare	52%	32%
Luton	56%	32%
Derby	51%	32%
Wrexham	51%	32%
Outer East London	54%	32%
Cheltenham	53%	33%
Cardiff & Vale	52%	33%
Brecon & Radnor	52%	33%
Medway & Swale	55%	33%
Bristol	55%	33%
North Cheshire	57%	33%
Darlington	52%	33%
Northumberland	52%	33%
Bridgend	55%	33%
Dover-Shepway	55%	33%
Durham	51%	33%
North Cumbria	58%	33%
Sheffield	55%	33%
Fife North	51%	33%
Leicester & Surrounds	52%	33%
Nuneaton & Hinckley	56%	33%
Scarborough	54%	33%
Outer South West London	51%	33%
West Wiltshire	58%	33%
Bournemouth	54%	33%
Peaks & Dales	56%	33%
Gloucester	51%	33%
Maidstone	52%	33%
West Lothian	67%	33%
Argyll and Bute	51%	33%
South West Herts	59%	33%
South Cheshire	54%	33%
Coventry	56%	33%
Carmarthen	54%	33%
East Thames Valley	52%	33%
Aylesbury	53%	33%
Walton	59%	34%
Lancaster	53%	34%
Herefordshire	55%	34%
Central Norfolk & Norwich	58%	34%
Chilterns	58%	34%
Chelmsford	52%	34%
Plymouth	51%	34%
Kings Lynn	54%	34%
Peterborough	55%	34%
Grimsby	55%	34%
Ipswich	53%	34%
Lincoln	52%	34%
Kendal	52%	34%
Basingstoke	54%	34%
Taunton & West Somerset	53%	34%
Barrow-in-Furness	56%	34%
Blackwater Valley	54%	34%
North West London	53%	34%
North Clwyd	53%	34%
Black Country	59%	34%
Okehampton & Launceston	62%	34%
Dumfries and Galloway	50%	34%
Barnsley	58%	34%
Solihull	53%	34%
East Cheshire	54%	34%
South Wales Valleys	53%	34%
Southport	53%	34%
Eastern Staffordshire	53%	34%
Rugby & East	58%	34%

Availability of accommodation: Broad Rental Market Area	Current average estimate of availability of PRS accommodation	Post-reform average availability of PRS accommodation
Stevenage & North Herts	52%	35%
Reading	57%	35%
Nottingham	53%	35%
St Helens	54%	35%
Kernow West	52%	35%
Bury St Edmunds	55%	35%
Northampton	53%	35%
Sussex South	55%	35%
Harlow & Stortford	56%	35%
Outer South London	55%	35%
West Dorset	54%	35%
Severn Gateway	52%	35%
West Cumbria	56%	35%
Colchester	53%	35%
Richmond & Hambleton	51%	35%
Warwickshire South	55%	35%
South Lanarkshire	53%	35%
South East Herts	55%	36%
Worcester North	54%	36%
Mid Dorset	56%	36%
Thanet	53%	36%
West Sussex Coast	55%	36%
Brighton and Hove	52%	36%
Birmingham	58%	36%
Grantham & Newark	51%	36%
Worcester South	55%	36%
Welshpool & Newtown	51%	36%
Mendip	62%	37%
Sunderland	54%	37%
Southend	56%	37%
Outer South East London	54%	37%
West Dunbartonshire	54%	37%
Bedford	57%	37%
Tremadog Bay	56%	37%
Southern Greater Manchester	54%	37%
Ayrshire	60%	37%
North Lanarkshire	55%	37%
Scunthorpe	53%	37%
Milton Keynes	59%	37%
North West Kent	55%	37%
Doncaster	52%	37%
Isle of Wight	54%	37%
Salisbury	55%	37%
East Lancs	56%	37%
Salop	53%	38%
Harrogate	52%	38%
West Cheshire	53%	38%
Cherwell Valley	55%	38%
Halifax	58%	39%
Renfrewshire / Inverclyde	56%	39%
Canterbury	51%	39%
Outer North East London	56%	39%
Winchester	53%	39%
East Dunbartonshire	62%	40%
Fife South	52%	40%
Northants Central	54%	41%
Southampton	53%	41%

Source: Based on April 2009 market evidence dataset information.

Table 6: Availability of accommodation by bedroom entitlement, GB

Bedroom entitlement	Currently: avg availability of PRS accommodation	Post-reform: avg availability of PRS accommodation
Shared rooms with rents at or below the shared room rate	55%	34%
1-bed properties with rents at or below the 1-bed rate	54%	33%
2-bed properties with rents at or below the 2-bed rate	54%	33%
3-bed properties with rents at or below the 3-bed rate	54%	34%
4-bed properties with rents at or below the 4-bed rate	53%	33%
5-bed properties with rents at or below the 5-bed rate	53%	n/a
5-bed properties with rents at or below the 4-bed rate	n/a	10%

Source: Based on April 2009 market evidence dataset information.

Table 7: Availability of accommodation by bedroom entitlement, London

Availability of accommodation: Bedroom entitlement	Current average estimate of availability of PRS accommodation	Post-reform average availability of PRS accommodation
Shared rooms with rents at or below the shared room rate	51%	32%
1-bed properties with rents at or below the 1-bed rate	52%	32%
2-bed properties with rents at or below the 2-bed rate	53%	30%
3-bed properties with rents at or below the 3-bed rate	56%	30%
4-bed properties with rents at or below the 4-bed rate	52%	29%
5-bed properties with rents at or below the 5-bed rate	53%	n/a
5-bed properties with rents at or below the 4-bed rate	n/a	9%

Source: Based on April 2009 market evidence dataset information.

Section 2: Impact of measures in isolation – removing the £15 excess

Table 8: Impact of the measure for various groups

	Analysis based on an LHA caseload of:	Average maximum HB (March 2010), £/week	Estimate of number of losers	Estimate of percent of losers	Average loss per loser, £/week
National	939,220	126	438,130	47	-11
Shared Room	74,690	69	22,110	30	-9
1-bedroom	387,740	107	188,520	49	-12
2-bedroom	328,250	139	139,860	43	-11
3-bedroom	112,550	164	59,090	53	-12
4-bedroom	27,900	201	21,860	78	-14
5-bedroom	8,100	260	6,680	82	-15
With dependants	450,650	151	213,460	47	-11
Without dependants	488,570	103	224,670	46	-11
On PCGC	51,820	110	20,560	40	-11
On IS/ESA(IR)	308,540	132	134,050	43	-11
On JSA(IB)	206,470	109	103,250	50	-12
Others	372,390	133	180,270	48	-12
East Midlands	59,100	99	25,620	43	-11
East of England	71,010	124	30,360	43	-11
London	159,370	204	82,640	52	-13
North East	45,160	96	20,650	46	-10
North West	131,180	102	64,580	49	-11
Scotland	51,060	106	26,040	51	-12
South East	123,000	138	58,650	48	-12
South West	83,180	117	36,680	44	-11
Wales	48,710	95	19,070	39	-10
West Midlands	80,140	107	38,110	48	-11
Yorkshire and the Humber	87,310	93	35,710	41	-10
Not losing	501,090	125	-	-	-
Losses of £0-£5	63,860	116	63,860		-3
Losses of £5-£10	69,910	123	69,910		-7
Losses of £10-£15	299,940	130	299,940		-14
Losses of £15-£20	4,420	151	4,420	100, by definition	-15
Losses of £20-£30	-	-	-		-
Losses of £30-£40	-	-	-		-
Losses over £40	-	-	-		-

- 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.

Table 9: Distribution of losses by Government Office Region (GOR)

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	57	8	7	28	0	0	0	0
East of England	57	6	7	30	0	0	0	0
London	48	5	5	42	0	0	0	0
North East	54	10	9	26	0	0	0	0
North West	51	10	8	31	0	0	0	0
Scotland	49	5	9	36	0	0	0	0
South East	52	4	7	36	0	0	0	0
South West	56	7	9	28	0	0	0	0
Wales	61	8	8	23	0	0	0	0
West Midlands	52	7	8	32	0	0	0	0
Yorkshire and the Humber	59	8	8	24	0	0	0	0

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

Table 10: Impact of removing the £15 excess – caseload

Table 10: Estimated number of LHA recipients losing or notionally losing		Shared room				
		1-bed	2-bed	3-bed	4-bed	5-bed
County Durham UA	140 (33%)	1,150 (31%)	1,310 (38%)	720 (56%)	290 (86%)	50 (94%)
Darlington UA	-	540 (45%)	410 (44%)	200 (64%)	70 (82%)	10 (65%)
Hartlepool UA	-	650 (58%)	470 (51%)	220 (64%)	80 (83%)	30 (84%)
Middlesbrough UA	-	940 (51%)	590 (40%)	350 (69%)	110 (75%)	40 (92%)
Northumberland UA	-	930 (44%)	500 (36%)	290 (61%)	90 (79%)	20 (94%)
Redcar and Cleveland UA	-	650 (58%)	310 (35%)	220 (62%)	60 (90%)	20 (94%)
Stockton-on-Tees UA	40 (14%)	550 (45%)	400 (29%)	300 (62%)	80 (73%)	20 (81%)
Gateshead	30 (11%)	390 (40%)	580 (59%)	170 (64%)	50 (80%)	20 (95%)
Newcastle upon Tyne	-	1,220 (59%)	470 (41%)	220 (53%)	90 (78%)	30 (79%)
North Tyneside	-	800 (50%)	480 (52%)	150 (54%)	50 (87%)	10 (93%)
South Tyneside	50 (20%)	350 (40%)	470 (57%)	150 (67%)	30 (83%)	10 (100%)
Sunderland	30 (8%)	640 (32%)	710 (36%)	380 (54%)	190 (88%)	50 (74%)
Blackburn with Darwen UA	-	460 (37%)	330 (31%)	260 (61%)	110 (93%)	20 (88%)
Blackpool UA	280 (23%)	3,300 (54%)	1,680 (50%)	730 (59%)	300 (85%)	100 (96%)
Cheshire East UA	90 (23%)	360 (28%)	730 (48%)	230 (51%)	100 (90%)	20 (84%)
Cheshire West and Chester UA	190 (31%)	370 (30%)	600 (38%)	190 (45%)	70 (77%)	10 (69%)
Halton UA	-	400 (47%)	380 (49%)	160 (67%)	60 (89%)	10 (75%)
Warrington UA	80 (28%)	220 (28%)	310 (38%)	140 (56%)	40 (81%)	10 (89%)
Allerdale	10 (22%)	150 (46%)	150 (63%)	60 (79%)	20 (90%)	-
Barrow-in-Furness	-	410 (57%)	210 (38%)	120 (74%)	30 (83%)	10 (83%)
Carlisle	30 (17%)	150 (40%)	240 (54%)	80 (66%)	20 (80%)	-
Copeland	20 (30%)	80 (36%)	120 (64%)	40 (85%)	10 (100%)	-
South Lakeland	40 (31%)	180 (49%)	140 (48%)	60 (66%)	10 (92%)	-
Bolton	80 (18%)	670 (39%)	940 (59%)	270 (48%)	150 (91%)	40 (98%)
Bury	40 (18%)	320 (33%)	380 (37%)	140 (35%)	80 (83%)	20 (96%)
Manchester	810 (41%)	1,880 (55%)	2,340 (74%)	810 (70%)	350 (88%)	160 (95%)
Oldham	90 (27%)	400 (32%)	850 (55%)	350 (63%)	90 (85%)	40 (89%)
Rochdale	30 (11%)	970 (67%)	1,400 (86%)	480 (85%)	140 (95%)	40 (100%)
Salford	-	1,810 (66%)	1,380 (79%)	510 (76%)	200 (90%)	90 (94%)
Stockport	90 (27%)	450 (42%)	740 (49%)	280 (57%)	100 (91%)	30 (93%)
Tameside	60 (22%)	710 (58%)	1,300 (83%)	460 (85%)	100 (97%)	30 (93%)
Trafford	90 (32%)	310 (43%)	310 (38%)	130 (46%)	50 (78%)	20 (89%)
Wigan	180 (45%)	530 (33%)	580 (32%)	360 (60%)	100 (82%)	30 (93%)
Burnley	-	560 (39%)	350 (36%)	170 (54%)	60 (91%)	10 (91%)
Chorley	10 (10%)	160 (45%)	260 (62%)	100 (79%)	20 (95%)	-
Fylde	20 (14%)	290 (40%)	190 (47%)	70 (51%)	30 (88%)	10 (83%)
Hyndburn	60 (24%)	410 (42%)	370 (45%)	200 (67%)	60 (97%)	20 (100%)
Lancaster	140 (39%)	830 (58%)	670 (65%)	210 (65%)	90 (92%)	20 (76%)
Pendle	-	420 (36%)	310 (41%)	140 (55%)	80 (90%)	20 (96%)
Preston	50 (16%)	280 (43%)	430 (60%)	180 (81%)	40 (91%)	20 (94%)
Ribble Valley	-	70 (38%)	30 (20%)	20 (38%)	-	-
Rossendale	-	300 (47%)	150 (33%)	80 (51%)	30 (76%)	10 (100%)
South Ribble	10 (7%)	80 (32%)	170 (44%)	70 (56%)	20 (84%)	10 (100%)
West Lancashire	80 (46%)	70 (21%)	130 (25%)	100 (57%)	40 (83%)	10 (78%)
Wyre	-	430 (40%)	330 (45%)	130 (57%)	50 (90%)	10 (90%)
Knowsley	-	270 (27%)	400 (31%)	190 (45%)	90 (82%)	20 (100%)

Table 10: Estimated number of LHA recipients losing or notionally losing		Shared room				
		1-bed	2-bed	3-bed	4-bed	5-bed
Liverpool	-	3,440 (49%)	1,750 (46%)	750 (57%)	290 (77%)	90 (90%)
Sefton	150 (25%)	1,100 (50%)	1,050 (54%)	440 (66%)	120 (90%)	40 (100%)
St. Helens	150 (38%)	490 (36%)	570 (42%)	330 (65%)	110 (92%)	30 (94%)
Wirral	380 (39%)	800 (28%)	1,000 (33%)	440 (39%)	150 (58%)	40 (49%)
East Riding of Yorkshire	-	850 (35%)	420 (25%)	280 (42%)	130 (91%)	30 (90%)
Kingston upon Hull, City of UA	320 (39%)	920 (36%)	1,250 (58%)	560 (72%)	160 (85%)	40 (79%)
North East Lincolnshire UA	-	780 (37%)	490 (27%)	270 (37%)	170 (88%)	30 (94%)
North Lincolnshire UA	-	510 (44%)	180 (20%)	90 (27%)	80 (90%)	20 (94%)
York UA	-	790 (70%)	220 (37%)	50 (34%)	30 (88%)	-
Craven	-	100 (39%)	60 (36%)	30 (57%)	10 (64%)	-
Hambleton	-	130 (46%)	90 (38%)	50 (57%)	10 (67%)	10 (100%)
Harrogate	-	490 (50%)	290 (41%)	80 (44%)	30 (66%)	-
Scarborough	-	680 (42%)	280 (31%)	120 (42%)	40 (65%)	10 (86%)
Selby	-	250 (67%)	240 (75%)	120 (66%)	20 (91%)	-
Barnsley	180 (35%)	280 (20%)	590 (37%)	270 (51%)	100 (84%)	20 (80%)
Doncaster	290 (32%)	510 (28%)	750 (32%)	320 (44%)	130 (86%)	30 (97%)
Rotherham	-	590 (41%)	750 (51%)	340 (64%)	90 (80%)	30 (100%)
Sheffield	750 (60%)	740 (46%)	990 (59%)	300 (55%)	120 (87%)	40 (100%)
Bradford	-	2,490 (52%)	1,750 (46%)	770 (55%)	310 (81%)	80 (86%)
Calderdale	140 (22%)	580 (41%)	560 (38%)	220 (47%)	120 (94%)	30 (96%)
Kirklees	-	1,680 (49%)	810 (39%)	400 (55%)	140 (80%)	50 (96%)
Leeds	800 (25%)	1,450 (24%)	810 (18%)	330 (22%)	160 (35%)	60 (44%)
Wakefield	-	880 (44%)	790 (46%)	300 (65%)	80 (86%)	20 (100%)
Derby UA	80 (14%)	460 (35%)	560 (45%)	270 (60%)	100 (85%)	30 (85%)
Leicester UA	250 (28%)	680 (37%)	880 (39%)	430 (47%)	280 (80%)	140 (82%)
Nottingham UA	-	1,890 (60%)	1,190 (64%)	390 (64%)	140 (88%)	50 (84%)
Rutland UA	-	20 (19%)	30 (38%)	10 (48%)	10 (75%)	-
Amber Valley	20 (14%)	230 (39%)	340 (54%)	110 (64%)	30 (82%)	10 (75%)
Bolsover	30 (31%)	140 (31%)	320 (59%)	130 (68%)	30 (87%)	-
Chesterfield	40 (22%)	230 (34%)	210 (42%)	60 (58%)	20 (69%)	-
Derbyshire Dales	10 (50%)	90 (38%)	60 (36%)	20 (46%)	10 (80%)	-
Erewash	60 (33%)	280 (44%)	440 (63%)	120 (62%)	40 (86%)	10 (100%)
High Peak	80 (43%)	280 (50%)	270 (60%)	90 (74%)	30 (100%)	10 (100%)
North East Derbyshire	10 (23%)	110 (41%)	90 (44%)	40 (55%)	10 (82%)	-
South Derbyshire	30 (29%)	80 (26%)	190 (40%)	80 (51%)	20 (83%)	10 (100%)
Blaby	-	90 (34%)	70 (19%)	30 (22%)	30 (76%)	10 (83%)
Charnwood	60 (26%)	100 (28%)	180 (32%)	50 (33%)	30 (73%)	10 (67%)
Harborough	10 (20%)	40 (18%)	60 (26%)	10 (14%)	10 (55%)	-
Hinckley and Bosworth	30 (20%)	120 (36%)	200 (46%)	60 (48%)	30 (93%)	-
Melton	-	80 (45%)	60 (38%)	20 (36%)	10 (83%)	-
North West Leicestershire	20 (29%)	80 (32%)	160 (45%)	50 (42%)	10 (74%)	-
Oadby and Wigston	10 (16%)	40 (24%)	60 (27%)	30 (39%)	10 (84%)	-
Boston	30 (27%)	80 (36%)	130 (37%)	40 (36%)	20 (84%)	-
East Lindsey	210 (41%)	370 (28%)	340 (35%)	130 (39%)	50 (70%)	10 (76%)
North Kesteven	-	180 (44%)	80 (21%)	40 (37%)	20 (63%)	10 (90%)
South Holland	-	310 (59%)	120 (32%)	40 (31%)	20 (63%)	-

Table 10: Estimated number of LHA recipients losing or notationally losing		Table 10: Estimated number of LHA recipients losing or notationally losing				
	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
South Kesteven	-	380 (47%)	210 (31%)	70 (36%)	30 (82%)	10 (100%)
West Lindsey	-	480 (62%)	270 (54%)	120 (65%)	50 (86%)	10 (75%)
Corby	-	260 (51%)	170 (40%)	70 (57%)	30 (76%)	10 (100%)
Daventry	20 (33%)	50 (25%)	50 (24%)	40 (49%)	20 (88%)	-
East Northamptonshire	20 (15%)	70 (25%)	70 (25%)	30 (30%)	20 (75%)	-
Kettering	50 (20%)	90 (21%)	150 (29%)	70 (33%)	30 (69%)	10 (70%)
Northampton	-	1,050 (62%)	490 (34%)	200 (41%)	90 (72%)	30 (94%)
South Northamptonshire	-	50 (32%)	70 (39%)	20 (32%)	10 (82%)	-
Wellingborough	30 (16%)	60 (22%)	100 (28%)	60 (42%)	20 (67%)	10 (75%)
Ashfield	40 (35%)	150 (35%)	350 (59%)	110 (62%)	30 (85%)	-
Bassetlaw	-	250 (41%)	200 (32%)	100 (42%)	40 (80%)	10 (78%)
Broxtowe	90 (45%)	160 (39%)	260 (59%)	70 (46%)	30 (93%)	-
Gedling	60 (37%)	160 (34%)	340 (54%)	90 (51%)	30 (74%)	-
Mansfield	-	270 (39%)	340 (47%)	100 (49%)	40 (88%)	10 (100%)
Newark and Sherwood	30 (34%)	70 (19%)	130 (27%)	70 (42%)	20 (79%)	10 (86%)
Rushcliffe	20 (18%)	100 (33%)	70 (29%)	20 (29%)	10 (67%)	-
Herefordshire, County of	80 (20%)	320 (47%)	320 (49%)	110 (57%)	40 (85%)	10 (88%)
Shropshire UA	-	820 (51%)	340 (38%)	170 (54%)	50 (82%)	10 (100%)
Stoke-on-Trent UA	-	940 (40%)	940 (54%)	370 (69%)	120 (91%)	20 (95%)
Telford and Wrekin UA	-	530 (46%)	250 (18%)	340 (61%)	120 (78%)	40 (88%)
Cannock Chase	50 (39%)	250 (53%)	280 (49%)	130 (79%)	30 (97%)	10 (100%)
East Staffordshire	-	380 (50%)	280 (40%)	130 (54%)	50 (83%)	20 (90%)
Lichfield	-	190 (55%)	80 (34%)	40 (55%)	10 (81%)	-
Newcastle-under-Lyme	10 (10%)	70 (23%)	120 (32%)	80 (55%)	30 (96%)	-
South Staffordshire	-	60 (32%)	130 (52%)	40 (47%)	10 (82%)	-
Stafford	50 (24%)	210 (66%)	280 (89%)	100 (85%)	20 (94%)	10 (100%)
Staffordshire Moorlands	-	90 (28%)	120 (43%)	40 (49%)	10 (92%)	-
Tamworth	50 (22%)	60 (27%)	60 (17%)	50 (50%)	20 (77%)	10 (88%)
North Warwickshire	20 (29%)	90 (41%)	110 (45%)	50 (61%)	10 (78%)	-
Nuneaton and Bedworth	60 (23%)	400 (62%)	340 (42%)	110 (47%)	50 (89%)	10 (100%)
Rugby	80 (34%)	100 (26%)	110 (27%)	70 (49%)	20 (85%)	-
Stratford-on-Avon	20 (17%)	130 (34%)	140 (37%)	40 (40%)	10 (61%)	-
Warwick	40 (18%)	220 (45%)	190 (45%)	80 (64%)	20 (82%)	-
Birmingham	-	5,190 (57%)	3,150 (50%)	1,460 (64%)	720 (92%)	270 (84%)
Coventry	600 (49%)	1,690 (55%)	1,100 (34%)	640 (45%)	380 (92%)	160 (94%)
Dudley	-	870 (50%)	490 (35%)	220 (42%)	100 (83%)	30 (69%)
Sandwell	-	780 (41%)	790 (40%)	380 (55%)	160 (89%)	50 (82%)
Solihull	-	340 (47%)	400 (45%)	160 (50%)	60 (89%)	20 (83%)
Walsall	-	660 (39%)	740 (49%)	290 (54%)	140 (87%)	30 (72%)
Wolverhampton	-	940 (44%)	570 (37%)	250 (44%)	130 (76%)	30 (65%)
Bromsgrove	10 (11%)	60 (37%)	50 (29%)	20 (33%)	10 (57%)	-
Malvern Hills	10 (13%)	90 (40%)	60 (34%)	20 (32%)	10 (69%)	-
Redditch	20 (11%)	70 (29%)	70 (21%)	50 (47%)	20 (59%)	10 (100%)
Worcester	90 (29%)	180 (40%)	140 (32%)	60 (45%)	20 (100%)	10 (100%)
Wychavon	20 (10%)	110 (39%)	100 (38%)	40 (48%)	10 (58%)	-
Wyre Forest	40 (19%)	260 (46%)	250 (48%)	80 (58%)	30 (83%)	-
Bedford UA	-	590 (54%)	250 (34%)	120 (43%)	50 (67%)	20 (89%)

Table 10: Estimated number of LHA recipients losing or notationally losing		Table 10: Estimated number of LHA recipients losing or notationally losing				
	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
Central Bedfordshire UA	40 (19%)	280 (41%)	290 (36%)	130 (50%)	40 (89%)	10 (100%)
Luton UA	50 (8%)	530 (39%)	500 (31%)	260 (46%)	120 (60%)	50 (98%)
Peterborough UA	90 (10%)	140 (17%)	210 (18%)	160 (34%)	100 (61%)	40 (79%)
Southeast-on-Sea UA	-	1,620 (55%)	740 (40%)	340 (51%)	140 (85%)	20 (80%)
Thurrock UA	-	570 (55%)	330 (30%)	130 (40%)	50 (79%)	20 (79%)
Cambridge	-	420 (82%)	60 (46%)	20 (46%)	10 (80%)	-
East Cambridgeshire	40 (51%)	200 (83%)	170 (84%)	60 (84%)	10 (81%)	-
Fenland	60 (25%)	150 (29%)	190 (30%)	90 (43%)	30 (89%)	10 (100%)
Huntingdonshire	-	440 (70%)	300 (62%)	110 (64%)	30 (81%)	10 (77%)
South Cambridgeshire	30 (45%)	100 (60%)	160 (65%)	50 (62%)	20 (77%)	-
Basildon	80 (22%)	230 (43%)	250 (33%)	140 (49%)	50 (78%)	10 (80%)
Brentwood	110 (58%)	230 (45%)	200 (35%)	100 (54%)	30 (81%)	10 (100%)
Castle Point	20 (19%)	60 (18%)	110 (20%)	80 (37%)	40 (84%)	-
Chelmsford	150 (63%)	120 (32%)	110 (21%)	50 (30%)	20 (69%)	10 (100%)
Colchester	130 (32%)	180 (25%)	220 (25%)	180 (55%)	60 (75%)	20 (90%)
Epping Forest	10 (14%)	70 (21%)	140 (29%)	50 (35%)	30 (76%)	10 (100%)
Harlow	120 (42%)	130 (40%)	140 (35%)	100 (72%)	20 (75%)	10 (100%)
Maldon	40 (66%)	140 (52%)	80 (32%)	50 (50%)	10 (71%)	-
Rochford	10 (18%)	30 (21%)	60 (19%)	40 (33%)	20 (79%)	10 (88%)
Tendring	-	880 (41%)	420 (29%)	290 (48%)	120 (73%)	30 (82%)
Uttlesford	-	140 (60%)	90 (45%)	50 (65%)	10 (80%)	-
Broxbourne	-	180 (40%)	250 (46%)	90 (50%)	40 (90%)	10 (100%)
Dacorum	-	540 (80%)	270 (64%)	130 (87%)	20 (95%)	10 (100%)
East Hertfordshire	40 (30%)	100 (35%)	110 (38%)	50 (53%)	10 (69%)	10 (100%)
North Hertfordshire	-	340 (65%)	130 (45%)	50 (61%)	20 (83%)	-
St Albans	-	280 (72%)	160 (53%)	40 (72%)	10 (93%)	-
Stevenage	60 (33%)	100 (46%)	70 (25%)	70 (63%)	20 (100%)	-
Three Rivers	20 (40%)	80 (53%)	130 (43%)	50 (70%)	20 (95%)	-
Watford	30 (39%)	450 (76%)	260 (55%)	90 (85%)	20 (100%)	-
Welwyn Hatfield	50 (48%)	70 (48%)	100 (48%)	50 (81%)	10 (86%)	-
Breckland	40 (21%)	240 (42%)	270 (49%)	110 (55%)	50 (85%)	10 (82%)
Broadland	10 (16%)	110 (38%)	100 (30%)	50 (36%)	30 (84%)	10 (100%)
Great Yarmouth	130 (33%)	320 (33%)	290 (33%)	80 (29%)	60 (74%)	20 (95%)
King's Lynn and West Norfolk	-	410 (49%)	220 (34%)	120 (45%)	40 (73%)	10 (100%)
Norwich	-	1,010 (62%)	220 (35%)	70 (54%)	30 (87%)	10 (100%)
South Norfolk	40 (30%)	280 (41%)	160 (36%)	90 (48%)	40 (83%)	10 (89%)
Babergh	10 (11%)	110 (36%)	70 (25%)	30 (33%)	20 (89%)	-
Forest Heath	60 (42%)	180 (62%)	170 (65%)	70 (70%)	10 (81%)	-
Ipswich	20 (4%)	290 (35%)	420 (46%)	160 (60%)	40 (89%)	10 (92%)
Mid Suffolk	10 (18%)	90 (39%)	110 (45%)	40 (46%)	10 (88%)	-
St Edmundsbury	-	260 (59%)	180 (52%)	50 (50%)	30 (93%)	-
Suffolk Coastal	20 (18%)	180 (37%)	150 (39%)	40 (27%)	30 (78%)	10 (92%)
Waveney	90 (40%)	340 (37%)	260 (35%)	100 (41%)	40 (77%)	10 (64%)
Camden	250 (39%)	790 (63%)	430 (59%)	140 (60%)	40 (80%)	20 (84%)
City of London	-	10 (65%)	880 (52%)	340 (61%)	100 (60%)	60 (35%)
Hackney	900 (43%)	1,230 (57%)	880 (52%)	340 (61%)	100 (60%)	60 (35%)

Table 10: Estimated number of LHA recipients losing or notationally losing		Table 10: Estimated number of LHA recipients losing or notationally losing				
	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
Hammersmith and Fulham	270 (33%)	460 (48%)	260 (37%)	70 (44%)	20 (56%)	10 (57%)
Haringey	-	3,480 (77%)	1,530 (68%)	400 (54%)	200 (85%)	90 (94%)
Islington	-	1,500 (79%)	280 (45%)	60 (46%)	20 (54%)	10 (71%)
Kensington and Chelsea	120 (45%)	650 (54%)	240 (39%)	60 (41%)	20 (59%)	10 (100%)
Lambeth	410 (25%)	970 (56%)	930 (61%)	300 (69%)	80 (75%)	30 (85%)
Lewisham	720 (39%)	1,740 (63%)	1,910 (66%)	770 (71%)	250 (79%)	110 (86%)
Newham	150 (15%)	840 (50%)	1,440 (55%)	560 (47%)	210 (70%)	90 (80%)
Southwark	-	1,400 (74%)	540 (64%)	160 (72%)	30 (75%)	10 (80%)
Tower Hamlets	-	1,530 (72%)	380 (39%)	200 (57%)	60 (79%)	20 (85%)
Wandsworth	-	2,530 (80%)	1,420 (65%)	670 (76%)	290 (88%)	150 (79%)
Westminster	200 (43%)	1,240 (50%)	590 (43%)	270 (50%)	90 (66%)	50 (100%)
Barking and Dagenham	70 (17%)	210 (27%)	670 (38%)	360 (55%)	110 (79%)	40 (98%)
Barnet	90 (8%)	400 (18%)	430 (15%)	170 (16%)	70 (24%)	50 (35%)
Bexley	70 (21%)	270 (39%)	530 (42%)	220 (49%)	80 (79%)	30 (89%)
Brent	-	2,990 (68%)	1,460 (46%)	530 (40%)	270 (54%)	140 (60%)
Bromley	80 (15%)	320 (31%)	320 (24%)	120 (31%)	40 (54%)	30 (84%)
Croydon	-	2,620 (59%)	1,090 (33%)	380 (36%)	190 (61%)	60 (88%)
Ealing	-	2,310 (70%)	1,340 (52%)	480 (48%)	220 (74%)	100 (88%)
Enfield	200 (18%)	1,550 (64%)	2,430 (70%)	750 (50%)	380 (96%)	120 (98%)
Greenwich	110 (19%)	270 (31%)	360 (31%)	190 (45%)	80 (64%)	50 (94%)
Harrow	-	1,040 (61%)	920 (48%)	260 (40%)	230 (69%)	120 (97%)
Havering	50 (14%)	240 (33%)	580 (50%)	80 (71%)	20 (89%)	20 (80%)
Hillingdon	-	1,170 (66%)	770 (41%)	290 (40%)	160 (76%)	60 (71%)
Hounslow	-	1,180 (71%)	1,000 (57%)	370 (58%)	130 (67%)	50 (74%)
Kingston Upon Thames	-	640 (74%)	460 (63%)	180 (59%)	70 (72%)	30 (89%)
Merton	120 (24%)	400 (53%)	440 (41%)	150 (35%)	90 (71%)	30 (71%)
Redbridge	50 (10%)	220 (17%)	570 (30%)	220 (23%)	200 (58%)	150 (97%)
Richmond Upon Thames	-	520 (64%)	420 (67%)	100 (58%)	30 (70%)	10 (80%)
Sutton	-	790 (66%)	510 (48%)	170 (50%)	50 (78%)	10 (78%)
Waltham Forest	220 (19%)	840 (49%)	1,470 (56%)	370 (45%)	150 (65%)	70 (82%)
Bracknell Forest UA	10 (4%)	10 (2%)	10 (2%)	-	-	-
Brighton and Hove UA	-	6,410 (75%)	1,800 (59%)	660 (79%)	140 (88%)	30 (100%)
Isle of Wight UA	-	950 (48%)	320 (27%)	200 (48%)	40 (69%)	10 (80%)
Medway UA	-	1,070 (49%)	740 (36%)	440 (57%)	190 (90%)	50 (86%)
Milton Keynes UA	-	1,380 (61%)	470 (25%)	230 (29%)	150 (66%)	50 (89%)
Portsmouth UA	-	1,690 (61%)	510 (33%)	230 (46%)	100 (86%)	20 (100%)
Reading UA	220 (29%)	300 (35%)	410 (34%)	160 (48%)	50 (65%)	10 (35%)
Slough UA	190 (44%)	190 (27%)	530 (42%)	240 (48%)	90 (61%)	40 (61%)
Southampton UA	330 (25%)	620 (44%)	810 (55%)	330 (65%)	90 (78%)	40 (98%)
West Berkshire UA	-	240 (54%)	140 (28%)	70 (45%)	10 (47%)	10 (90%)
Windsor and Maidenhead UA	90 (45%)	60 (27%)	110 (32%)	50 (38%)	20 (71%)	-
Wokingham UA	-	210 (60%)	150 (40%)	40 (39%)	10 (61%)	10 (71%)
Aylesbury Vale	-	470 (64%)	240 (45%)	110 (62%)	30 (82%)	-
Chiltern	20 (47%)	60 (37%)	70 (39%)	20 (48%)	10 (75%)	-
South Bucks	10 (19%)	20 (28%)	40 (30%)	10 (29%)	10 (75%)	-
Wycombe	-	470 (65%)	250 (46%)	120 (64%)	40 (92%)	10 (100%)
Eastbourne	-	920 (58%)	310 (31%)	190 (54%)	60 (86%)	10 (75%)

Table 10: Estimated number of LHA recipients losing or notationally losing		Table 10: Estimated number of LHA recipients losing or notationally losing				
	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
Hastings	-	1,280 (56%)	360 (32%)	210 (60%)	50 (64%)	30 (96%)
Lewes	80 (36%)	250 (47%)	170 (74%)	170 (74%)	50 (84%)	10 (86%)
Rother	30 (21%)	100 (18%)	110 (19%)	70 (38%)	30 (58%)	10 (80%)
Wealden	50 (41%)	150 (32%)	190 (32%)	110 (50%)	40 (77%)	-
Basingstoke and Deane	20 (8%)	90 (33%)	100 (21%)	50 (34%)	20 (82%)	10 (100%)
East Hampshire	10 (14%)	90 (38%)	90 (35%)	30 (39%)	20 (80%)	-
Eastleigh	30 (15%)	120 (42%)	190 (41%)	80 (59%)	30 (79%)	10 (100%)
Fareham	-	150 (45%)	110 (34%)	60 (47%)	40 (90%)	-
Gosport	-	420 (64%)	270 (49%)	130 (67%)	30 (93%)	10 (100%)
Hart	30 (52%)	30 (25%)	50 (27%)	30 (35%)	10 (83%)	-
Havant	-	350 (54%)	140 (23%)	80 (36%)	40 (73%)	10 (91%)
New Forest	-	280 (41%)	280 (41%)	110 (54%)	30 (84%)	10 (83%)
Rushmoor	-	630 (81%)	180 (44%)	70 (50%)	30 (86%)	-
Test Valley	-	170 (54%)	160 (47%)	70 (68%)	20 (83%)	-
Winchester	-	180 (65%)	120 (64%)	50 (69%)	10 (67%)	-
Ashford	-	350 (61%)	220 (36%)	100 (44%)	30 (64%)	10 (67%)
Canterbury	-	850 (72%)	290 (39%)	130 (60%)	40 (77%)	10 (80%)
Dartford	-	90 (29%)	130 (28%)	40 (31%)	10 (61%)	-
Dover	20 (13%)	350 (44%)	410 (52%)	200 (72%)	50 (88%)	10 (88%)
Gravesham	40 (16%)	370 (55%)	210 (37%)	110 (46%)	70 (94%)	10 (83%)
Maldstone	-	260 (45%)	200 (34%)	110 (54%)	50 (88%)	10 (71%)
Sevenoaks	110 (32%)	50 (28%)	60 (22%)	40 (42%)	10 (92%)	-
Shepway	20 (26%)	770 (57%)	330 (35%)	170 (51%)	70 (82%)	20 (80%)
Swale	50 (19%)	330 (42%)	370 (34%)	190 (49%)	100 (93%)	20 (100%)
Thanet	130 (19%)	730 (34%)	490 (29%)	320 (50%)	120 (79%)	20 (73%)
Tonbridge and Malling	-	160 (51%)	110 (41%)	60 (58%)	20 (87%)	-
Tunbridge Wells	40 (27%)	200 (53%)	180 (50%)	80 (79%)	10 (82%)	-
Cherwell	-	540 (69%)	300 (42%)	150 (73%)	30 (82%)	10 (100%)
Oxford	200 (29%)	140 (35%)	140 (22%)	50 (26%)	40 (69%)	20 (73%)
South Oxfordshire	30 (24%)	110 (53%)	150 (46%)	50 (50%)	20 (67%)	-
Vale of White Horse	30 (23%)	100 (47%)	150 (54%)	40 (53%)	10 (44%)	-
West Oxfordshire	-	300 (71%)	200 (66%)	90 (70%)	20 (95%)	-
Elmbridge	30 (25%)	80 (27%)	170 (36%)	40 (27%)	20 (70%)	10 (100%)
Epsom and Ewell	60 (33%)	60 (38%)	60 (22%)	40 (35%)	10 (58%)	10 (83%)
Guildford	120 (43%)	230 (62%)	300 (58%)	110 (61%)	20 (79%)	10 (90%)
Mole Valley	20 (39%)	50 (29%)	80 (37%)	30 (52%)	10 (67%)	-
Reigate and Banstead	-	260 (51%)	130 (29%)	60 (46%)	10 (59%)	-
Runnymede	-	150 (57%)	100 (39%)	30 (39%)	10 (67%)	-
Spelthorne	40 (28%)	60 (26%)	200 (46%)	70 (50%)	20 (75%)	-
Surrey Heath	-	190 (70%)	50 (28%)	20 (25%)	20 (79%)	-
Tandridge	20 (20%)	60 (33%)	110 (38%)	40 (43%)	10 (67%)	-
Waverley	30 (38%)	180 (67%)	180 (61%)	50 (59%)	10 (82%)	-
Woking	60 (38%)	150 (72%)	260 (63%)	80 (64%)	10 (87%)	10 (56%)
Adur	40 (26%)	80 (36%)	180 (49%)	70 (67%)	20 (85%)	-
Arun	-	710 (48%)	450 (41%)	160 (51%)	40 (80%)	10 (100%)
Chichester	-	320 (60%)	190 (47%)	100 (69%)	20 (85%)	10 (100%)
Crawley	-	430 (63%)	200 (32%)	170 (71%)	50 (88%)	20 (100%)
Horsham	50 (43%)	160 (44%)	150 (41%)	50 (51%)	20 (73%)	-
Mid Sussex	60 (38%)	130 (36%)	150 (35%)	80 (58%)	20 (71%)	-

Table 10: Estimated number of LHA recipients losing or notationally losing		Shared room		1-bed	2-bed	3-bed	4-bed	5-bed	Table 10: Estimated number of LHA recipients losing or notationally losing		1-bed	2-bed	3-bed	4-bed	5-bed
Worthing		70 (19%)	310 (33%)	320 (44%)	70 (42%)	30 (90%)	-	-	Swansea / Abertawe	-	1,040 (57%)	640 (56%)	280 (67%)	100 (97%)	20 (95%)
Bath and North East Somerset UA		540 (39%)	740 (72%)	390 (61%)	100 (64%)	20 (72%)	-	-	Neath Port Talbot / Castell-nedd Port Talbot	90 (27%)	130 (13%)	150 (16%)	70 (26%)	60 (70%)	10 (69%)
Bournemouth UA		1,340 (52%)	740 (41%)	740 (41%)	270 (57%)	80 (87%)	20 (95%)	20 (95%)	Bridgend / Pen-y-bont ar Ogwr	-	510 (44%)	290 (28%)	150 (50%)	50 (70%)	10 (100%)
Bristol, City of UA		3,290 (61%)	760 (32%)	760 (32%)	230 (35%)	100 (72%)	40 (66%)	40 (66%)	The Vale of Glamorgan / Bro Morgannwg	90 (38%)	280 (35%)	370 (42%)	130 (47%)	50 (88%)	10 (100%)
Cornwall UA		1,540 (39%)	1,610 (43%)	1,610 (43%)	640 (52%)	190 (74%)	50 (86%)	50 (86%)	Cardiff / Caerdydd	-	2,110 (69%)	1,040 (53%)	340 (54%)	150 (83%)	40 (88%)
North Somerset UA		870 (41%)	330 (25%)	330 (25%)	190 (43%)	60 (67%)	10 (53%)	10 (53%)	Rhondda, Cynon, Taff / Rhondda, Cynon, Taf	80 (19%)	120 (9%)	1,090 (59%)	260 (47%)	120 (87%)	20 (84%)
Plymouth UA		1,270 (63%)	680 (46%)	680 (46%)	260 (59%)	70 (73%)	10 (86%)	10 (86%)	Merthyr Tydfil / Merthyr Tudful	-	110 (28%)	60 (17%)	30 (28%)	20 (88%)	10 (100%)
Poole UA		270 (37%)	470 (56%)	470 (56%)	260 (71%)	80 (81%)	20 (100%)	20 (100%)	Caerphilly / Caerfili	50 (21%)	140 (19%)	400 (43%)	150 (44%)	70 (84%)	10 (90%)
South Gloucestershire UA		580 (50%)	330 (36%)	330 (36%)	150 (48%)	40 (72%)	10 (93%)	10 (93%)	Blaenau Gwent / Blaenau Gwent	-	100 (17%)	80 (16%)	50 (40%)	30 (79%)	10 (91%)
Swindon UA		1,050 (56%)	290 (24%)	290 (24%)	260 (71%)	60 (81%)	20 (100%)	20 (100%)	Torfaen / Tor-faen	-	190 (46%)	100 (24%)	40 (35%)	20 (69%)	-
Torbay UA		940 (38%)	600 (39%)	600 (39%)	270 (51%)	80 (81%)	20 (71%)	20 (71%)	Monmouthshire / Sir Fynwy	-	140 (38%)	100 (37%)	50 (51%)	10 (82%)	10 (100%)
Wiltshire UA		120 (28%)	610 (42%)	610 (42%)	240 (53%)	10 (69%)	10 (100%)	10 (100%)	Newport / Casnewydd	60 (12%)	200 (28%)	200 (24%)	100 (43%)	60 (91%)	20 (79%)
East Devon		180 (60%)	270 (39%)	270 (39%)	100 (49%)	20 (76%)	10 (100%)	10 (100%)	Aberdeen City	40 (29%)	180 (70%)	150 (63%)	20 (43%)	10 (70%)	-
Exeter		320 (52%)	200 (37%)	200 (37%)	80 (50%)	20 (77%)	10 (88%)	10 (88%)	Aberdeenshire	-	340 (84%)	230 (80%)	100 (69%)	40 (89%)	10 (100%)
Mid Devon		280 (61%)	160 (47%)	160 (47%)	60 (57%)	20 (76%)	10 (100%)	10 (100%)	Angus	-	240 (47%)	190 (52%)	130 (79%)	30 (81%)	-
North Devon		340 (45%)	220 (32%)	220 (32%)	120 (53%)	30 (80%)	10 (83%)	10 (83%)	Argyll and Bute	-	750 (69%)	220 (72%)	80 (69%)	20 (100%)	-
South Hams		240 (47%)	140 (35%)	140 (35%)	40 (41%)	10 (42%)	-	-	Clackmannanshire	10 (19%)	70 (39%)	130 (72%)	60 (87%)	10 (67%)	-
Torridge		270 (44%)	250 (56%)	250 (56%)	110 (70%)	20 (75%)	-	-	Dumfries and Galloway	-	390 (52%)	240 (54%)	180 (65%)	30 (83%)	-
West Devon		20 (40%)	140 (46%)	140 (46%)	50 (69%)	10 (69%)	10 (100%)	10 (100%)	Dundee City	-	580 (46%)	420 (47%)	90 (60%)	30 (75%)	10 (100%)
Christchurch		20 (36%)	120 (47%)	80 (30%)	40 (49%)	20 (82%)	-	-	East Dunbartonshire	-	120 (45%)	110 (49%)	40 (60%)	20 (83%)	-
East Dorset		20 (31%)	60 (28%)	70 (31%)	60 (52%)	20 (76%)	10 (100%)	10 (100%)	East Lothian	20 (56%)	180 (52%)	170 (62%)	80 (70%)	20 (94%)	10 (100%)
North Dorset		20 (33%)	50 (28%)	70 (39%)	40 (52%)	10 (85%)	-	-	East Renfrewshire	-	60 (44%)	80 (40%)	50 (72%)	20 (95%)	-
Purbeck		10 (46%)	120 (56%)	110 (44%)	60 (75%)	20 (89%)	-	-	Edinburgh, City of Eilean Siar	-	2,960 (60%)	1,780 (54%)	810 (71%)	220 (92%)	40 (98%)
West Dorset		30 (29%)	150 (40%)	140 (36%)	70 (56%)	20 (75%)	10 (100%)	10 (100%)	Fife	130 (32%)	310 (21%)	560 (44%)	300 (59%)	80 (73%)	20 (83%)
Weymouth and Portland		70 (18%)	380 (52%)	210 (37%)	100 (59%)	20 (92%)	10 (100%)	10 (100%)	Glasgow City	670 (48%)	1,220 (41%)	1,600 (60%)	720 (85%)	170 (91%)	30 (100%)
Cheltenham		90 (27%)	250 (43%)	190 (38%)	70 (42%)	20 (83%)	10 (75%)	10 (75%)	Highland	-	530 (64%)	210 (47%)	70 (58%)	30 (76%)	10 (67%)
Cotswold		120 (35%)	70 (31%)	70 (31%)	30 (42%)	10 (67%)	-	-	Inverclyde	-	250 (42%)	140 (30%)	90 (68%)	10 (82%)	-
Gloucester		160 (37%)	290 (36%)	250 (27%)	120 (37%)	40 (73%)	10 (64%)	10 (64%)	Midlothian	20 (43%)	60 (33%)	130 (49%)	50 (60%)	20 (95%)	-
Stroud		70 (37%)	160 (33%)	120 (40%)	30 (26%)	10 (53%)	-	-	North Ayrshire	-	510 (47%)	290 (39%)	180 (77%)	30 (89%)	10 (86%)
Tewkesbury		60 (24%)	200 (33%)	150 (30%)	70 (43%)	30 (80%)	-	-	North Lanarkshire	-	440 (31%)	270 (21%)	190 (50%)	50 (61%)	10 (89%)
South Somerset		80 (27%)	500 (55%)	240 (38%)	110 (48%)	40 (80%)	10 (100%)	10 (100%)	Orkney Islands	-	80 (79%)	10 (52%)	20 (95%)	-	-
Taunton Deane		210 (40%)	140 (28%)	140 (28%)	60 (40%)	20 (82%)	10 (100%)	10 (100%)	Perth and Kinross	-	340 (56%)	240 (58%)	180 (72%)	20 (61%)	10 (100%)
West Somerset		150 (42%)	150 (42%)	70 (30%)	30 (40%)	20 (76%)	-	-	Renfrewshire	-	510 (53%)	180 (27%)	120 (62%)	20 (83%)	10 (100%)
Isle of Anglesey / Ynys Môn		110 (25%)	90 (28%)	90 (28%)	50 (42%)	20 (67%)	10 (100%)	10 (100%)	Scottish Borders	-	330 (53%)	150 (54%)	70 (56%)	20 (79%)	-
Gwynedd / Gwynedd		80 (42%)	90 (16%)	80 (20%)	40 (30%)	10 (22%)	-	-	Shetland Islands	-	20 (59%)	10 (63%)	-	-	-
Conwy / Conwy		140 (42%)	490 (27%)	400 (41%)	150 (48%)	80 (85%)	10 (79%)	10 (79%)	South Ayrshire	-	380 (43%)	180 (33%)	90 (53%)	30 (86%)	10 (100%)
Denbighshire / Sir Ddinbych		110 (38%)	190 (19%)	250 (34%)	90 (38%)	70 (93%)	20 (92%)	20 (92%)	South Ayrshire	-	410 (35%)	370 (28%)	270 (63%)	50 (70%)	10 (79%)
Flintshire / Sir y Fflint		80 (34%)	170 (33%)	200 (30%)	80 (34%)	50 (85%)	10 (100%)	10 (100%)	Stirling	140 (47%)	40 (21%)	60 (34%)	40 (64%)	-	-
Wrexham / Wrexham		250 (41%)	260 (36%)	110 (27%)	60 (37%)	20 (60%)	10 (88%)	10 (88%)	West Dunbartonshire	-	170 (49%)	160 (64%)	40 (48%)	10 (100%)	-
Powys / Powys		210 (44%)	170 (48%)	170 (48%)	50 (39%)	20 (68%)	10 (100%)	10 (100%)	Notes:	-	-	-	-	-	-
Ceredigion / Ceredigion		120 (47%)	710 (49%)	210 (30%)	120 (44%)	50 (91%)	20 (94%)	20 (94%)	- Source: Estimates based on the March 2010 Single Housing Benefit Extract.	-	-	-	-	-	-
Pembrokeshire / Sir Benfro		-	410 (29%)	200 (21%)	120 (33%)	60 (69%)	10 (92%)	10 (92%)							
Cardiganshire / Sir Gaerfyrddin		-	410 (29%)	200 (21%)	120 (33%)	60 (69%)	10 (92%)	10 (92%)							

- These tables should be read in conjunction with Table 23 (LHA caseload) and Table 24 (average LHA awards) at the end of the document.
- Figures are rounded to the nearest 10 cases.
- A dash “-” indicates nil or negligible.
- 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.
- All figures should be treated as indicative.

Table 11: Impact of removing the £15 excess – average loss per loser

loser or notional loser, £ per week	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
County Durham UA	-11	-9	-8	-10	-14	-15
Darlington UA	-	-10	-9	-10	-14	-15
Hartlepool UA	-	-9	-9	-11	-14	-13
Middlesbrough UA	-	-11	-8	-10	-14	-14
Northumberland UA	-	-10	-9	-11	-14	-14
Redcar and Cleveland UA	-	-11	-9	-11	-14	-14
Stockton-on-Tees UA	-6	-9	-9	-10	-14	-14
Gateshead	-10	-8	-9	-12	-14	-15
Newcastle upon Tyne	-	-13	-8	-11	-15	-14
North Tyneside	-	-11	-8	-12	-14	-14
South Tyneside	-10	-8	-8	-12	-15	-15
Sunderland	-6	-8	-10	-10	-13	-14
Blackburn with Darwen UA	-	-10	-6	-11	-14	-14
Blackpool UA	-8	-8	-10	-10	-14	-15
Cheshire East UA	-8	-10	-10	-11	-15	-15
Cheshire West and Chester UA	-8	-11	-11	-11	-14	-15
Halton UA	-	-10	-7	-12	-15	-15
Warrington UA	-8	-9	-7	-11	-15	-15
Allerdale	-9	-12	-11	-12	-15	-14
Barrow-in-Furness	-7	-10	-7	-12	-15	-14
Carlisle	-10	-10	-8	-12	-14	-
Copeland	-10	-9	-8	-13	-15	-
South Lakeland	-8	-12	-11	-13	-14	-
Bolton	-5	-8	-10	-11	-14	-15
Bury	-9	-10	-10	-10	-14	-15
Manchester	-9	-12	-13	-13	-14	-15
Oldham	-8	-10	-12	-11	-14	-15
Rochdale	-8	-11	-13	-14	-15	-15
Salford	-8	-13	-13	-13	-14	-14
Stockport	-8	-11	-11	-13	-14	-15
Tameside	-8	-11	-13	-13	-14	-15
Trafford	-7	-12	-11	-11	-12	-14
Wigan	-11	-8	-8	-10	-14	-14
Burnley	-	-5	-5	-10	-15	-15
Chorley	-7	-10	-11	-12	-15	-
Fylde	-6	-7	-11	-11	-14	-15
Hyndburn	-6	-8	-7	-12	-14	-15
Lancaster	-7	-9	-10	-12	-13	-11
Pendle	-	-9	-5	-10	-15	-15
Preston	-6	-9	-10	-12	-15	-15
Ribble Valley	-	-10	-9	-11	-	-
Rossendale	-	-10	-7	-11	-14	-14
South Ribble	-8	-10	-8	-11	-15	-12
West Lancashire	-8	-9	-10	-9	-10	-15
Wyre	-	-9	-9	-10	-14	-15
Knowsley	-	-10	-9	-9	-14	-15
Liverpool	-	-11	-11	-11	-14	-14
Sefton	-8	-10	-12	-13	-15	-15

Table 11: Estimated average loss per loser or notional loser, £ per week

loser or notional loser, £ per week	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
St. Helens	-8	-9	-9	-12	-15	-15
Wirral	-9	-8	-10	-10	-13	-14
East Riding of Yorkshire UA	-	-10	-9	-11	-14	-14
Kingston upon Hull, City of UA	-9	-9	-9	-13	-14	-15
North East Lincolnshire UA	-	-12	-7	-7	-14	-14
North Lincolnshire UA	-	-11	-9	-10	-14	-14
York UA	-	-14	-10	-11	-13	-
Craven	-	-11	-10	-9	-12	-
Hambleton	-	-12	-10	-11	-9	-15
Harrrogate	-	-13	-11	-12	-15	-
Scarborough	-	-10	-10	-9	-12	-11
Selby	-	-13	-12	-13	-14	-
Barnsley	-9	-7	-7	-10	-14	-14
Doncaster	-7	-9	-8	-10	-14	-15
Rotherham	-	-10	-9	-12	-15	-15
Sheffield	-10	-10	-10	-10	-14	-14
Bradford	-	-11	-10	-10	-13	-14
Calderdale	-7	-9	-10	-9	-14	-14
Kirklees	-	-11	-10	-10	-13	-15
Leeds	-7	-10	-10	-12	-13	-13
Wakefield	-	-12	-10	-12	-14	-14
Derby UA	-6	-10	-8	-12	-14	-15
Leicester UA	-7	-11	-10	-11	-15	-15
Nottingham UA	-	-13	-10	-12	-15	-15
Rutland UA	-	-10	-9	-10	-14	-
Amber Valley	-6	-10	-9	-11	-14	-13
Bolsover	-	-9	-9	-11	-15	-
Chesterfield	-5	-11	-9	-11	-15	-
Derbyshire Dales	-13	-11	-9	-11	-15	-
Erewash	-9	-10	-11	-12	-15	-15
High Peak	-9	-11	-11	-13	-14	-15
North East Derbyshire	-14	-10	-10	-10	-14	-
South Derbyshire	-9	-11	-7	-11	-14	-14
Blaby	-	-12	-10	-11	-14	-15
Charnwood	-8	-10	-9	-11	-15	-15
Harborough	-9	-11	-9	-11	-14	-
Hinckley and Bosworth	-8	-10	-10	-10	-15	-
Melton	-	-12	-11	-12	-13	-
North West Leicestershire	-6	-10	-9	-10	-15	-
Oadby and Wigston	-3	-12	-9	-11	-14	-
Boston	-7	-12	-10	-12	-13	-
East Lindsey	-10	-9	-9	-11	-13	-12
North Kesteven	-	-12	-9	-9	-13	-15
South Holland	-	-12	-10	-11	-13	-
South Kesteven	-	-11	-9	-11	-13	-15
West Lindsey	-	-11	-12	-12	-15	-15
Corby	-	-12	-9	-12	-15	-15
Daventry	-10	-11	-10	-11	-14	-
East Northamptonshire	-6	-10	-9	-10	-14	-14
Kettering	-8	-9	-9	-10	-14	-14
Northampton	-	-13	-9	-9	-14	-14

Table 11: Estimated average loss per loser or notional loser, £ per week		Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
South Northamptonshire	-	-12	-11	-10	-14	-	
Wellingborough	-6	-9	-10	-11	-14	-14	
Ashfield	-11	-9	-10	-11	-15	-15	
Bassetlaw	-	-11	-9	-10	-14	-15	
Broxtowe	-10	-10	-10	-12	-15	-	
Gedling	-9	-11	-10	-11	-14	-	
Mansfield	-	-10	-9	-11	-14	-15	
Newark and Sherwood	-9	-10	-10	-10	-14	-13	
Rushcliffe	-9	-11	-10	-11	-14	-	
Herefordshire, County of UA	-9	-10	-11	-12	-14	-15	
Shropshire UA	-	-12	-10	-12	-14	-15	
Stoke-on-Trent UA	-	-10	-9	-11	-14	-15	
Teiford and Wrekin UA	-	-13	-9	-9	-12	-13	
Cannock Chase	-10	-11	-9	-12	-13	-14	
East Staffordshire	-	-12	-8	-11	-15	-14	
Lichfield	-	-13	-9	-11	-14	-	
Newcastle-under-Lyme	-8	-9	-8	-11	-14	-	
South Staffordshire	-	-11	-12	-12	-14	-	
Stafford	-7	-13	-13	-14	-15	-15	
Staffordshire Moorlands	-	-7	-8	-9	-13	-14	
Tamworth	-7	-8	-6	-9	-13	-14	
North Warwickshire	-9	-11	-10	-12	-14	-	
Nuneaton and Bedworth	-8	-12	-10	-11	-15	-15	
Rugby	-9	-10	-11	-11	-13	-	
Stratford-on-Avon	-9	-11	-11	-14	-15	-	
Warwick	-8	-11	-11	-14	-15	-15	
Birmingham	-	-13	-11	-9	-15	-15	
Coventry	-8	-12	-10	-11	-15	-15	
Dudley	-	-12	-8	-10	-14	-15	
Snowwell	-	-12	-9	-10	-14	-15	
Solihull	-	-13	-12	-11	-15	-15	
Walsall	-	-10	-8	-10	-14	-14	
Wolverhampton	-9	-11	-12	-9	-13	-14	
Bromsgrove	-6	-11	-11	-12	-14	-	
Malvern Hills	-6	-11	-9	-9	-15	-15	
Redditch	-6	-12	-12	-13	-15	-15	
Worcester	-8	-11	-10	-11	-15	-	
Wychevon	-8	-11	-10	-11	-14	-14	
Wyre Forest	-	-13	-11	-11	-14	-14	
Bedford UA	-7	-11	-10	-11	-14	-15	
Central Bedfordshire UA	-7	-11	-11	-11	-14	-15	
Luton UA	-7	-10	-11	-12	-14	-15	
Peterborough UA	-7	-8	-9	-11	-13	-14	
Southend-on-Sea UA	-	-13	-12	-11	-15	-15	
Thurrock UA	-	-13	-12	-11	-15	-15	
Cambridge	-8	-14	-11	-10	-15	-	
East Cambridgeshire	-7	-14	-14	-14	-15	-15	
Fenland	-	-10	-9	-9	-15	-15	
Huntingdonshire	-	-14	-13	-14	-14	-15	
South Cambridgeshire	-6	-12	-11	-11	-15	-	
Basildon	-8	-11	-11	-11	-14	-15	

Table 11: Estimated average loss per loser or notional loser, £ per week		Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
Braintree	-	-9	-12	-12	-12	-15	-15
Brentwood	-	-	-14	-10	-12	-15	-
Castle Point	-9	-9	-13	-12	-9	-14	-
Chelmsford	-10	-10	-12	-11	-10	-14	-15
Colchester	-7	-7	-11	-9	-11	-13	-15
Epping Forest	-8	-8	-11	-10	-12	-15	-15
Harlow	-8	-11	-11	-12	-11	-14	-13
Maldon	-12	-12	-12	-12	-12	-14	-
Rochford	-7	-7	-12	-11	-10	-15	-15
Tendring	-	-	-12	-10	-11	-14	-15
Uttlesford	-	-	-14	-12	-12	-15	-
Broxbourne	-	-	-13	-11	-13	-14	-13
Dacorum	-	-	-13	-13	-15	-15	-13
East Hertfordshire	-8	-8	-12	-12	-14	-15	-14
North Hertfordshire	-	-	-12	-12	-13	-15	-
St Albans	-	-	-14	-13	-14	-15	-
Stevenage	-8	-8	-11	-13	-11	-15	-
Three Rivers	-8	-11	-11	-13	-11	-15	-
Watford	-9	-9	-12	-13	-14	-15	-
Welwyn Hatfield	-9	-9	-12	-12	-14	-13	-
Breckland	-7	-7	-10	-10	-11	-14	-14
Broadland	-9	-9	-11	-9	-11	-13	-13
Great Yarmouth	-9	-9	-8	-9	-9	-14	-15
King's Lynn and West Norfolk	-	-	-12	-9	-10	-14	-15
Norwich	-	-	-13	-10	-10	-12	-15
South Norfolk	-9	-9	-10	-10	-12	-14	-15
Babergh	-7	-7	-12	-13	-14	-14	-
Forest Heath	-8	-8	-10	-8	-11	-14	-
Ipswich	-8	-8	-9	-7	-10	-14	-15
Mid Suffolk	-8	-8	-9	-8	-11	-15	-
St Edmundsbury	-10	-10	-13	-12	-13	-15	-
Suffolk Coastal	-9	-9	-9	-7	-11	-14	-15
Waveney	-12	-12	-9	-8	-9	-14	-14
Camden	-	-	-14	-14	-13	-15	-15
City of London	-	-	-14	-	-	-	-
Hackney	-11	-11	-14	-15	-14	-14	-15
Hammersmith and Fulham	-12	-12	-12	-14	-14	-14	-15
Haringey	-	-	-12	-11	-13	-13	-15
Islington	-	-	-14	-14	-15	-15	-15
Kensington and Chelsea	-13	-13	-14	-14	-15	-15	-15
Lambeth	-10	-10	-13	-14	-13	-14	-15
Lewisham	-11	-11	-14	-14	-14	-14	-15
Newham	-8	-8	-10	-9	-13	-14	-14
Southwark	-	-	-14	-14	-14	-14	-14
Tower Hamlets	-	-	-14	-14	-13	-14	-15
Wandsworth	-13	-13	-14	-14	-14	-15	-15
Westminster	-6	-6	-14	-14	-15	-15	-15
Barking and Dagenham	-8	-8	-12	-10	-13	-15	-15
Barnet	-9	-9	-13	-13	-14	-14	-14
Bexley	-8	-8	-13	-12	-13	-15	-14
Brent	-	-	-14	-14	-14	-15	-13

	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
Bromley	-9	-12	-12	-14	-14	-15
Croydon	-	-13	-13	-14	-15	-15
Ealing	-	-14	-13	-14	-14	-15
Enfield	-9	-9	-9	-12	-13	-15
Greenwich	-9	-13	-13	-13	-14	-15
Harrow	-	-14	-12	-13	-14	-14
Havering	-7	-12	-12	-13	-15	-15
Hillingdon	-	-14	-13	-14	-14	-15
Hounslow	-	-14	-14	-14	-14	-15
Kingson Upon Thames	-	-14	-14	-14	-15	-14
Merton	-10	-13	-13	-14	-15	-15
Redbridge	-7	-12	-11	-13	-14	-14
Richmond Upon Thames	-	-13	-13	-14	-14	-15
Sutton	-	-13	-13	-14	-15	-15
Waltham Forest	-7	-11	-10	-14	-14	-14
Bracknell Forest UA	-6	-14	-11	-	-	-
Brighton and Hove UA	-	-14	-12	-14	-15	-15
Isle of Wight UA	-	-12	-11	-11	-14	-15
Medway UA	-	-13	-10	-11	-14	-15
Milton Keynes UA	-	-14	-11	-11	-14	-15
Portsmouth UA	-	-13	-10	-12	-15	-14
Reading UA	-9	-12	-12	-12	-15	-15
Slough UA	-8	-13	-13	-14	-15	-15
Southampton UA	-8	-11	-12	-11	-15	-14
West Berkshire UA	-	-13	-11	-11	-15	-14
Windsor and Maidenhead UA	-9	-13	-12	-12	-15	-15
Wokingham UA	-	-14	-11	-11	-15	-15
Aylesbury Vale	-	-14	-11	-14	-15	-
Chiltern	-8	-13	-10	-14	-15	-
South Bucks	-9	-13	-12	-13	-14	-
Wycombe	-	-14	-12	-14	-15	-15
Eastbourne	-	-12	-12	-11	-13	-15
Hastings	-8	-11	-9	-11	-13	-14
Lewes	-8	-12	-12	-14	-15	-15
Rother	-7	-8	-7	-11	-14	-14
Wealden	-10	-11	-12	-12	-14	-15
Basingstoke and Deane	-9	-12	-12	-11	-14	-15
East Hampshire	-9	-12	-12	-14	-15	-
Eastleigh	-9	-11	-10	-12	-15	-15
Fareham	-	-14	-9	-11	-14	-14
Gosport	-	-13	-11	-13	-15	-14
Hart	-8	-11	-12	-13	-15	-14
Havant	-	-13	-11	-12	-15	-14
New Forest	-	-13	-11	-11	-15	-15
Rushmoor	-	-14	-12	-13	-14	-
Test Valley	-	-13	-11	-12	-15	-
Winchester	-	-14	-13	-14	-15	-
Ashford	-	-13	-8	-10	-14	-14
Canterbury	-	-13	-12	-12	-15	-15
Dartford	-4	-11	-12	-11	-15	-
Dover	-7	-9	-11	-13	-15	-15

	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
Gravesham	-	-12	-12	-12	-15	-15
Maldstone	-8	-12	-11	-13	-13	-15
Sevenoaks	-12	-12	-12	-13	-14	-
Shepway	-	-11	-11	-12	-15	-15
Swale	-8	-11	-10	-10	-15	-15
Thanet	-8	-9	-10	-13	-14	-14
Tonbridge and Malling	-	-13	-12	-14	-15	-
Tunbridge Wells	-7	-12	-12	-14	-15	-
Cherwell	-	-13	-11	-12	-15	-15
Oxford	-9	-12	-12	-12	-14	-15
South Oxfordshire	-10	-13	-12	-13	-15	-
Vale of White Horse	-11	-12	-12	-13	-14	-
West Oxfordshire	-	-13	-13	-14	-15	-
Elmbridge	-10	-11	-12	-14	-15	-15
Epsom and Ewell	-8	-13	-12	-13	-15	-15
Guildford	-9	-13	-12	-14	-15	-15
Mole Valley	-9	-13	-12	-12	-15	-
Reigate and Banstead	-	-14	-13	-13	-15	-
Runnymede	-	-14	-12	-14	-14	-
Spelthorne	-9	-11	-11	-14	-15	-
Surrey Heath	-	-14	-12	-14	-15	-
Tandridge	-11	-12	-13	-12	-15	-
Waverley	-11	-12	-12	-13	-15	-
Woking	-7	-12	-12	-14	-15	-15
Adur	-7	-11	-12	-14	-15	-
Arun	-	-13	-11	-11	-15	-15
Chichester	-	-12	-11	-12	-15	-15
Crawley	-	-14	-12	-13	-15	-15
Horsham	-9	-11	-11	-14	-15	-
Mid Sussex	-9	-12	-12	-13	-15	-
Worthing	-6	-10	-9	-11	-14	-
Bath and North East Somerset UA	-	-14	-13	-13	-14	-
Bournemouth UA	-7	-11	-11	-12	-13	-13
Bristol, City of UA	-	-14	-10	-11	-15	-15
Cornwall UA	-7	-11	-10	-11	-14	-14
North Somerset UA	-	-12	-9	-8	-13	-15
Plymouth UA	-8	-9	-10	-11	-13	-15
Poole UA	-6	-12	-10	-11	-13	-15
South Gloucestershire UA	-	-12	-10	-9	-15	-15
Swindon UA	-	-13	-10	-11	-14	-15
Torbay UA	-8	-10	-9	-10	-14	-15
Wiltshire UA	-8	-12	-11	-11	-14	-15
East Devon	-10	-10	-11	-13	-14	-15
Exeter	-10	-12	-11	-12	-15	-15
Mid Devon	-	-13	-11	-12	-14	-15
North Devon	-8	-10	-10	-11	-14	-15
South Hams	-	-11	-10	-11	-15	-
Torridge	-10	-10	-10	-12	-14	-
West Devon	-	-10	-11	-12	-14	-
Christchurch	-6	-13	-11	-11	-15	-12
East Dorset	-10	-9	-10	-12	-14	-15

Table 11: Estimated average loss per loser or notional loser, £ per week	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
North Dorset	-7	-11	-9	-12	-15	-
Purbeck	-9	-13	-11	-13	-15	-
West Dorset	-8	-11	-10	-11	-14	-15
Weymouth and Portland	-10	-11	-10	-11	-14	-15
Cheltenham	-8	-12	-11	-13	-15	-15
Cotswold	-	-13	-11	-13	-15	-
Gloucester	-7	-9	-9	-10	-14	-14
Stroud	-7	-9	-10	-11	-14	-
Tewkesbury	-	-13	-10	-13	-15	-
Mendip	-7	-12	-10	-11	-13	-
South Somerset	-	-12	-11	-12	-15	-15
Taunton Deane	-7	-11	-10	-12	-14	-14
West Somerset	-	-13	-11	-12	-14	-
Isle of Anglesey / Ynys Môn	-	-10	-10	-10	-14	-14
Gwynedd / Gwynedd	-8	-9	-10	-10	-13	-
Conwy / Conwy	-9	-10	-8	-11	-14	-14
Denbighshire / Sir Ddinbych	-9	-9	-9	-11	-14	-14
Flintshire / Sir y Fflint	-9	-11	-9	-11	-15	-14
Wrexham / Wrecsam	-	-11	-8	-12	-14	-15
Powys / Powys	-	-10	-9	-11	-14	-15
Ceredigion / Ceredigion	-11	-10	-11	-12	-14	-13
Pembrokeshire / Sir Benfro	-	-11	-11	-12	-15	-15
Cardiganshire / Sir Gaerfyrddin	-	-12	-8	-8	-12	-13
Swansea / Abertawe	-	-12	-8	-11	-15	-15
Neath Port Talbot / Castell-nedd Port Talbot	-7	-7	-7	-9	-14	-13
Bridgend / Pen-y-bont ar Ogwr	-	-11	-9	-10	-14	-14
The Vale of Glamorgan / Bro Morgannwg	-7	-11	-11	-11	-14	-15
Cardiff / Caerdydd	-	-12	-8	-11	-14	-15
Rhondda, Cynon, Taf / Rhondda, Cynon, Taf	-4	-7	-9	-10	-15	-15
Merthyr Tydfil / Merthyr Tudful	-	-9	-6	-6	-15	-15
Caerphilly / Caerffili	-7	-9	-11	-11	-14	-14
Blaenau Gwent / Blaenau Gwent	-	-11	-7	-8	-13	-15
Torfaen / Tor-faen	-	-12	-11	-10	-14	-
Monmouthshire / Sir Fynwy	-	-12	-10	-9	-15	-15
Newport / Casnewydd	-7	-10	-9	-10	-14	-15
Aberdeen City	-11	-13	-12	-15	-15	-
Aberdeenshire	-	-14	-13	-14	-15	-15
Angus	-	-11	-11	-14	-14	-
Argyll and Bute	-	-12	-12	-13	-15	-
Clackmannanshire	-12	-9	-11	-12	-15	-
Dumfries and Galloway	-	-11	-11	-12	-15	-
Dundee City	-	-11	-11	-13	-13	-15
East Dunbartonshire	-	-11	-12	-13	-15	-
East Lothian	-9	-12	-12	-15	-14	-15
East Renfrewshire	-	-10	-11	-12	-13	-
Edinburgh, City of	-	-13	-11	-14	-15	-15
Eilean Siar	-	-13	-14	-15	-	-
Fife	-10	-10	-9	-11	-14	-15

Table 11: Estimated average loss per loser or notional loser, £ per week	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
Glasgow City	-10	-10	-12	-14	-15	-15
Highland	-	-12	-13	-14	-15	-14
Inverclyde	-	-9	-10	-13	-14	-
Midlothian	-8	-11	-13	-14	-14	-
North Ayrshire	-	-9	-9	-12	-14	-14
North Lanarkshire	-	-9	-10	-12	-15	-15
Orkney Islands	-	-13	-15	-15	-	-
Perth and Kinross	-	-11	-12	-13	-13	-
Renfrewshire	-	-10	-10	-12	-14	-15
Scottish Borders	-	-10	-12	-12	-15	-
Shetland Islands	-	-13	-11	-	-	-
South Ayrshire	-	-10	-10	-12	-14	-15
South Lanarkshire	-12	-9	-10	-12	-14	-15
Stirling	-10	-9	-9	-13	-	-
West Dunbartonshire	-	-11	-11	-13	-15	-

Notes:

- Source: Estimates based on the March 2010 Single Housing Benefit Extract.
- These tables should be read in conjunction with Table 23 (LHA caseload) and Table 24 (average LHA awards) at the end of the document.
- Figures are rounded to the nearest pound.
- A dash "-" indicates nil or negligible loss, or fewer than 5 cases are affected.
- 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.

Section 3: Impact of measures in isolation – setting LHA rates at the 30th percentile of PRS rents

Table 12: Impact of the measure for various groups

	Analysis based on an LHA caseload of:	Average maximum HB (March 2010), £/week	Estimate of number of losers	Estimate of percent of losers	Average loss per loser, £/week
National	939,220	126	774,970	83	-9
Shared Room	74,690	69	70,430	94	-6
1-bedroom	387,740	107	298,700	77	-7
2-bedroom	328,250	139	294,490	90	-10
3-bedroom	112,550	164	94,680	84	-12
4-bedroom	27,900	201	13,500	48	-20
5-bedroom	8,100	260	3,190	39	-36
With dependants	450,650	151	384,860	85	-11
Without dependants	488,570	103	390,110	80	-7
On PCGC	51,820	110	43,540	84	-8
On IS/ESA(IR)	308,540	132	270,600	88	-10
On JSA(IB)	206,470	109	160,590	78	-8
Others	372,390	133	300,240	81	-9
East Midlands	59,100	99	51,920	88	-8
East of England	71,010	124	59,460	84	-8
London	159,370	204	113,330	71	-17
North East	45,160	96	39,890	88	-7
North West	131,180	102	114,180	87	-7
Scotland	51,060	106	40,420	79	-7
South East	123,000	138	96,300	78	-9
South West	83,180	117	70,430	85	-8
Wales	48,710	95	43,270	89	-8
West Midlands	80,140	107	67,490	84	-8
Yorkshire and the Humber	87,310	93	78,280	90	-7
Not losing	164,240	123	-	-	-
Losses of £0-£5	140,000	98	140,000		-4
Losses of £5-£10	372,310	109	372,310		-7
Losses of £10-£15	203,290	141	203,290		-11
Losses of £15-£20	19,530	179	19,530	100, by definition	-17
Losses of £20-£30	23,630	241	23,630		-25
Losses of £30-£40	11,590	304	11,590		-36
Losses over £40	4,620	495	4,620		-71

- 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.

Table 13: Distribution of losses by Government Office Region (GOR)

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	12	26	39	17	6	0	0	0
East of England	16	17	41	22	2	2	0	0
London	29	5	22	21	3	11	7	3
North East	12	14	60	14	0	0	0	0
North West	13	21	38	26	2	0	0	0
Scotland	21	16	47	12	1	2	0	0
South East	22	7	36	29	5	1	0	0
South West	15	12	51	20	1	1	0	0
Wales	11	25	43	20	1	0	0	0
West Midlands	16	16	42	25	1	0	0	0
Yorkshire and the Humber	10	20	50	18	0	0	0	0

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

Table 14: Impact of setting LHA rates at the 30th percentile – caseload

Table 14: Estimated number of LHA recipients losing or notionally losing	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
County Durham UA	420 (97%)	3,470 (94%)	3,310 (95%)	1,170 (91%)	130 (38%)	10 (28%)
Darlington UA	-	1,000 (83%)	890 (98%)	280 (88%)	30 (38%)	10 (65%)
Hartlepool UA	-	950 (85%)	900 (96%)	310 (90%)	40 (40%)	20 (55%)
Middlesbrough UA	-	1,390 (75%)	1,440 (98%)	460 (91%)	60 (42%)	10 (29%)
Northumberland UA	-	1,870 (88%)	1,310 (94%)	420 (88%)	50 (44%)	10 (29%)
Redcar and Cleveland UA	-	900 (81%)	880 (97%)	330 (92%)	30 (37%)	-
Stockton-on-Tees UA	290 (100%)	1,110 (92%)	1,340 (98%)	440 (92%)	50 (46%)	10 (54%)
Gateshead	240 (100%)	900 (93%)	910 (93%)	230 (85%)	30 (50%)	10 (40%)
Newcastle upon Tyne	-	1,290 (62%)	1,060 (94%)	370 (90%)	60 (53%)	20 (58%)
North Tyneside	-	1,310 (81%)	860 (94%)	240 (87%)	30 (54%)	10 (53%)
South Tyneside	220 (97%)	820 (94%)	770 (94%)	180 (84%)	20 (50%)	-
Sunderland	350 (100%)	1,890 (95%)	1,920 (97%)	670 (94%)	100 (47%)	30 (41%)
Blackburn with Darwen UA	-	1,090 (88%)	1,050 (98%)	400 (93%)	50 (39%)	10 (29%)
Blackpool UA	1,230 (98%)	5,550 (91%)	3,140 (94%)	1,090 (87%)	180 (51%)	50 (52%)
Cheshire East UA	410 (99%)	1,210 (94%)	1,420 (95%)	400 (87%)	40 (39%)	10 (36%)
Cheshire West and Chester UA	590 (95%)	1,100 (90%)	1,510 (96%)	380 (89%)	50 (47%)	10 (56%)
Halton UA	-	690 (81%)	760 (97%)	210 (88%)	20 (28%)	-
Warrington UA	270 (98%)	710 (92%)	820 (98%)	230 (91%)	20 (38%)	-
Allerdale	60 (96%)	260 (80%)	180 (76%)	50 (68%)	10 (25%)	-
Barrow-in-Furness	-	600 (85%)	520 (94%)	140 (82%)	20 (39%)	-
Carlisle	190 (98%)	340 (90%)	430 (97%)	110 (85%)	10 (60%)	-
Copeland	70 (96%)	210 (96%)	190 (96%)	30 (67%)	-	-
South Lakeland	120 (96%)	330 (90%)	250 (88%)	50 (63%)	10 (46%)	-
Bolton	460 (100%)	1,630 (94%)	1,540 (96%)	500 (87%)	50 (28%)	10 (16%)
Bury	220 (99%)	890 (93%)	990 (96%)	370 (96%)	40 (44%)	-
Manchester	1,860 (96%)	2,900 (85%)	2,600 (83%)	850 (74%)	120 (32%)	30 (18%)
Oldham	310 (98%)	1,200 (96%)	1,370 (88%)	460 (83%)	40 (40%)	10 (23%)
Rochdale	310 (99%)	1,250 (86%)	1,100 (68%)	280 (49%)	20 (14%)	-
Salford	-	1,960 (71%)	1,400 (80%)	470 (71%)	70 (30%)	20 (16%)
Stockport	340 (99%)	930 (86%)	1,450 (95%)	420 (84%)	40 (32%)	10 (19%)
Tameside	260 (99%)	1,070 (87%)	1,040 (67%)	280 (52%)	20 (21%)	10 (21%)
Trafford	370 (99%)	610 (85%)	780 (94%)	260 (93%)	40 (55%)	10 (37%)
Wigan	270 (93%)	1,520 (96%)	1,740 (97%)	530 (88%)	60 (47%)	10 (44%)
Burnley	-	1,320 (92%)	930 (97%)	280 (93%)	20 (31%)	-
Chorley	90 (100%)	320 (92%)	370 (86%)	100 (76%)	10 (45%)	-
Fylde	120 (99%)	670 (94%)	370 (94%)	110 (85%)	20 (53%)	10 (83%)
Hyndburn	240 (99%)	900 (94%)	800 (97%)	250 (84%)	20 (33%)	-
Lancaster	370 (98%)	1,300 (91%)	880 (85%)	270 (84%)	70 (67%)	20 (90%)
Pendle	-	1,060 (93%)	730 (96%)	230 (94%)	20 (26%)	-
Preston	330 (99%)	580 (90%)	630 (89%)	180 (83%)	20 (41%)	-
Ribble Valley	-	160 (85%)	140 (96%)	50 (96%)	-	-
Rossendale	-	540 (86%)	430 (97%)	140 (92%)	20 (44%)	-

Table 14: Estimated number of LHA recipients losing or notionally losing

Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
70 (99%)	230 (93%)	360 (93%)	130 (96%)	10 (68%)	10 (56%)
100 (57%)	340 (95%)	490 (97%)	150 (87%)	20 (41%)	-
-	930 (86%)	700 (94%)	200 (90%)	20 (41%)	-
-	880 (90%)	1,280 (98%)	400 (96%)	60 (60%)	10 (32%)
-	5,550 (79%)	3,660 (95%)	1,180 (90%)	210 (55%)	50 (44%)
270 (45%)	1,970 (89%)	1,650 (85%)	460 (69%)	40 (27%)	10 (14%)
380 (96%)	1,290 (96%)	1,280 (95%)	400 (79%)	40 (37%)	-
960 (98%)	2,740 (95%)	2,890 (97%)	1,070 (93%)	210 (82%)	70 (80%)
-	2,200 (92%)	1,600 (96%)	630 (93%)	100 (67%)	10 (40%)
780 (95%)	2,430 (95%)	2,080 (96%)	590 (75%)	90 (44%)	20 (43%)
-	1,830 (87%)	1,770 (98%)	700 (98%)	70 (34%)	10 (31%)
-	1,010 (87%)	850 (96%)	320 (95%)	50 (55%)	10 (39%)
-	510 (45%)	560 (93%)	130 (95%)	20 (47%)	-
-	230 (87%)	160 (91%)	50 (85%)	10 (82%)	-
-	220 (75%)	210 (90%)	70 (86%)	10 (73%)	-
-	690 (71%)	640 (92%)	160 (87%)	20 (42%)	-
-	1,410 (86%)	870 (97%)	260 (95%)	60 (87%)	10 (71%)
-	260 (69%)	260 (80%)	60 (67%)	10 (36%)	-
490 (95%)	1,320 (96%)	1,520 (96%)	500 (95%)	60 (55%)	10 (35%)
890 (99%)	1,770 (97%)	2,280 (97%)	690 (96%)	60 (41%)	10 (21%)
-	1,230 (87%)	1,390 (94%)	470 (86%)	50 (42%)	-
1,110 (90%)	1,360 (86%)	1,530 (92%)	480 (89%)	70 (53%)	10 (25%)
-	3,970 (83%)	3,490 (92%)	1,220 (86%)	250 (66%)	50 (55%)
610 (97%)	1,350 (96%)	1,400 (94%)	410 (90%)	50 (38%)	20 (56%)
-	3,040 (88%)	2,010 (96%)	630 (86%)	110 (62%)	20 (33%)
3,090 (97%)	5,610 (94%)	4,190 (95%)	1,390 (93%)	410 (90%)	100 (77%)
-	1,580 (79%)	1,590 (92%)	390 (83%)	30 (36%)	10 (35%)
560 (99%)	1,260 (95%)	1,180 (94%)	400 (89%)	40 (30%)	20 (51%)
870 (98%)	1,570 (87%)	2,040 (91%)	800 (87%)	120 (34%)	50 (28%)
-	2,530 (80%)	1,710 (93%)	540 (90%)	60 (36%)	20 (32%)
10 (100%)	90 (94%)	80 (94%)	20 (92%)	-	-
140 (100%)	560 (95%)	590 (94%)	140 (85%)	20 (44%)	-
100 (99%)	430 (96%)	510 (95%)	170 (90%)	10 (23%)	-
190 (100%)	640 (94%)	470 (95%)	100 (88%)	10 (48%)	-
20 (95%)	200 (82%)	160 (93%)	50 (90%)	10 (60%)	-
180 (97%)	620 (96%)	630 (92%)	170 (88%)	20 (34%)	-
180 (99%)	500 (86%)	400 (90%)	100 (77%)	10 (29%)	-
40 (92%)	240 (89%)	190 (94%)	60 (89%)	10 (71%)	-
100 (100%)	320 (91%)	450 (96%)	150 (90%)	10 (41%)	-
-	200 (81%)	350 (96%)	120 (96%)	20 (65%)	-
210 (95%)	320 (91%)	530 (94%)	140 (92%)	20 (46%)	10 (56%)
50 (94%)	210 (96%)	210 (97%)	80 (96%)	10 (73%)	-

Table 14: Estimated number of LHA recipients losing or notationally losing		Table 14: Estimated number of LHA recipients losing or notationally losing		
1-bed	2-bed	3-bed	4-bed	5-bed
150 (96%)	400 (90%)	110 (91%)	10 (41%)	-
310 (92%)	150 (80%)	50 (80%)	-	-
230 (92%)	320 (91%)	110 (87%)	10 (37%)	-
130 (88%)	220 (97%)	70 (90%)	10 (58%)	-
120 (98%)	330 (92%)	100 (87%)	20 (60%)	-
1,280 (95%)	930 (95%)	310 (92%)	50 (72%)	10 (76%)
340 (82%)	340 (97%)	110 (97%)	20 (67%)	-
420 (80%)	340 (91%)	130 (94%)	30 (74%)	-
710 (88%)	630 (95%)	180 (96%)	30 (64%)	-
620 (80%)	410 (81%)	150 (78%)	20 (35%)	-
380 (75%)	400 (96%)	110 (92%)	10 (35%)	-
190 (92%)	210 (96%)	70 (96%)	10 (47%)	-
260 (94%)	270 (95%)	100 (96%)	30 (67%)	-
410 (97%)	500 (97%)	200 (97%)	50 (45%)	10 (50%)
980 (58%)	1,310 (92%)	450 (92%)	10 (82%)	20 (48%)
120 (87%)	170 (89%)	60 (93%)	10 (32%)	-
260 (95%)	320 (96%)	130 (95%)	20 (67%)	-
410 (96%)	550 (95%)	160 (89%)	20 (40%)	-
530 (88%)	590 (97%)	220 (97%)	20 (50%)	-
400 (96%)	420 (95%)	140 (89%)	20 (61%)	-
470 (97%)	590 (94%)	160 (92%)	20 (27%)	-
620 (91%)	710 (98%)	200 (96%)	10 (52%)	-
340 (97%)	460 (97%)	160 (94%)	20 (89%)	-
290 (97%)	240 (97%)	60 (91%)	20 (56%)	-
580 (86%)	580 (88%)	140 (77%)	30 (47%)	-
1,250 (79%)	780 (88%)	270 (85%)	40 (28%)	-
2,050 (87%)	1,690 (97%)	470 (89%)	80 (53%)	10 (33%)
840 (73%)	1,370 (96%)	530 (95%)	10 (30%)	-
420 (90%)	520 (91%)	120 (74%)	30 (45%)	10 (30%)
570 (75%)	680 (96%)	220 (92%)	10 (44%)	-
240 (67%)	230 (96%)	70 (89%)	10 (37%)	-
300 (95%)	400 (98%)	140 (95%)	10 (55%)	-
180 (92%)	180 (79%)	60 (80%)	10 (42%)	-
240 (74%)	190 (58%)	50 (42%)	10 (28%)	-
300 (96%)	270 (97%)	70 (92%)	-	-
190 (96%)	320 (98%)	90 (95%)	10 (42%)	-
200 (93%)	240 (94%)	60 (80%)	10 (72%)	-
560 (86%)	760 (95%)	220 (90%)	20 (42%)	-
340 (92%)	380 (95%)	130 (93%)	10 (35%)	-
340 (88%)	350 (91%)	90 (91%)	10 (61%)	-
400 (83%)	380 (88%)	90 (78%)	10 (36%)	-
6,010 (65%)	5,820 (93%)	2,050 (89%)	270 (34%)	110 (33%)
2,640 (87%)	3,080 (95%)	1,230 (87%)	160 (39%)	20 (13%)
1,330 (77%)	1,350 (96%)	490 (96%)	60 (53%)	20 (46%)
1,530 (80%)	1,890 (95%)	630 (93%)	90 (50%)	20 (37%)
500 (70%)	790 (89%)	280 (91%)	30 (47%)	10 (33%)

Table 14: Estimated number of LHA recipients losing or notationally losing		Table 14: Estimated number of LHA recipients losing or notationally losing		
1-bed	2-bed	3-bed	4-bed	5-bed
150 (96%)	400 (90%)	110 (91%)	10 (41%)	-
310 (92%)	150 (80%)	50 (80%)	-	-
230 (92%)	320 (91%)	110 (87%)	10 (37%)	-
130 (88%)	220 (97%)	70 (90%)	10 (58%)	-
120 (98%)	330 (92%)	100 (87%)	20 (60%)	-
1,280 (95%)	930 (95%)	310 (92%)	50 (72%)	10 (76%)
340 (82%)	340 (97%)	110 (97%)	20 (67%)	-
420 (80%)	340 (91%)	130 (94%)	30 (74%)	-
710 (88%)	630 (95%)	180 (96%)	30 (64%)	-
620 (80%)	410 (81%)	150 (78%)	20 (35%)	-
380 (75%)	400 (96%)	110 (92%)	10 (35%)	-
190 (92%)	210 (96%)	70 (96%)	10 (47%)	-
260 (94%)	270 (95%)	100 (96%)	30 (67%)	-
410 (97%)	500 (97%)	200 (97%)	50 (45%)	10 (50%)
980 (58%)	1,310 (92%)	450 (92%)	10 (82%)	20 (48%)
120 (87%)	170 (89%)	60 (93%)	10 (32%)	-
260 (95%)	320 (96%)	130 (95%)	20 (67%)	-
410 (96%)	550 (95%)	160 (89%)	20 (40%)	-
530 (88%)	590 (97%)	220 (97%)	20 (50%)	-
400 (96%)	420 (95%)	140 (89%)	20 (61%)	-
470 (97%)	590 (94%)	160 (92%)	20 (27%)	-
620 (91%)	710 (98%)	200 (96%)	10 (52%)	-
340 (97%)	460 (97%)	160 (94%)	20 (89%)	-
290 (97%)	240 (97%)	60 (91%)	20 (56%)	-
580 (86%)	580 (88%)	140 (77%)	30 (47%)	-
1,250 (79%)	780 (88%)	270 (85%)	40 (28%)	-
2,050 (87%)	1,690 (97%)	470 (89%)	80 (53%)	10 (33%)
840 (73%)	1,370 (96%)	530 (95%)	10 (30%)	-
420 (90%)	520 (91%)	120 (74%)	30 (45%)	10 (30%)
570 (75%)	680 (96%)	220 (92%)	10 (44%)	-
240 (67%)	230 (96%)	70 (89%)	10 (37%)	-
300 (95%)	400 (98%)	140 (95%)	10 (55%)	-
180 (92%)	180 (79%)	60 (80%)	10 (42%)	-
240 (74%)	190 (58%)	50 (42%)	10 (28%)	-
300 (96%)	270 (97%)	70 (92%)	-	-
190 (96%)	320 (98%)	90 (95%)	10 (42%)	-
200 (93%)	240 (94%)	60 (80%)	10 (72%)	-
560 (86%)	760 (95%)	220 (90%)	20 (42%)	-
340 (92%)	380 (95%)	130 (93%)	10 (35%)	-
340 (88%)	350 (91%)	90 (91%)	10 (61%)	-
400 (83%)	380 (88%)	90 (78%)	10 (36%)	-
6,010 (65%)	5,820 (93%)	2,050 (89%)	270 (34%)	110 (33%)
2,640 (87%)	3,080 (95%)	1,230 (87%)	160 (39%)	20 (13%)
1,330 (77%)	1,350 (96%)	490 (96%)	60 (53%)	20 (46%)
1,530 (80%)	1,890 (95%)	630 (93%)	90 (50%)	20 (37%)
500 (70%)	790 (89%)	280 (91%)	30 (47%)	10 (33%)

Table 14: Estimated number of LHA recipients losing or notationally losing		Table 14: Estimated number of LHA recipients losing or notationally losing		
1-bed	2-bed	3-bed	4-bed	5-bed
1,430 (84%)	1,440 (95%)	490 (92%)	80 (47%)	20 (56%)
1,690 (78%)	1,470 (96%)	520 (92%)	110 (65%)	30 (53%)
60 (100%)	170 (91%)	60 (95%)	10 (79%)	-
100 (99%)	170 (91%)	50 (90%)	10 (69%)	-
220 (100%)	320 (97%)	100 (99%)	20 (47%)	-
310 (98%)	390 (90%)	130 (95%)	10 (50%)	-
160 (100%)	230 (87%)	70 (84%)	20 (79%)	-
220 (97%)	480 (92%)	120 (87%)	10 (24%)	-
740 (67%)	670 (89%)	230 (86%)	40 (57%)	10 (58%)
590 (88%)	750 (93%)	220 (88%)	30 (60%)	-
1,150 (86%)	1,410 (88%)	460 (80%)	80 (51%)	10 (25%)
810 (96%)	1,140 (95%)	430 (95%)	110 (71%)	20 (45%)
1,890 (64%)	1,700 (92%)	530 (81%)	80 (49%)	10 (40%)
710 (68%)	1,020 (92%)	310 (91%)	20 (34%)	10 (63%)
170 (33%)	110 (88%)	40 (93%)	10 (60%)	-
150 (61%)	160 (76%)	50 (73%)	10 (44%)	-
480 (93%)	580 (93%)	190 (94%)	20 (44%)	-
360 (58%)	400 (84%)	130 (79%)	20 (41%)	-
130 (79%)	220 (88%)	70 (92%)	10 (55%)	-
470 (89%)	690 (90%)	270 (92%)	30 (40%)	10 (53%)
440 (87%)	500 (87%)	160 (82%)	20 (42%)	-
150 (68%)	190 (94%)	70 (96%)	10 (50%)	-
290 (92%)	530 (95%)	210 (94%)	30 (57%)	10 (83%)
350 (90%)	480 (95%)	160 (91%)	20 (52%)	-
700 (95%)	860 (96%)	280 (84%)	50 (58%)	10 (50%)
300 (92%)	300 (93%)	130 (88%)	10 (35%)	-
290 (86%)	350 (86%)	120 (85%)	10 (38%)	-
230 (89%)	210 (89%)	80 (85%)	10 (53%)	-
140 (91%)	310 (96%)	120 (89%)	20 (57%)	-
1,710 (79%)	1,390 (94%)	520 (86%)	90 (56%)	20 (52%)
140 (60%)	160 (88%)	60 (82%)	10 (33%)	-
310 (71%)	470 (88%)	140 (79%)	10 (35%)	-
350 (51%)	290 (70%)	90 (60%)	-	-
240 (82%)	260 (87%)	60 (69%)	10 (44%)	-
350 (66%)	220 (78%)	70 (74%)	10 (33%)	-
190 (50%)	240 (77%)	40 (69%)	10 (47%)	-
180 (87%)	240 (86%)	90 (89%)	-	-
120 (81%)	250 (84%)	70 (86%)	10 (33%)	-
320 (93%)	370 (78%)	80 (71%)	10 (46%)	-
100 (94%)	170 (81%)	30 (58%)	-	-
210 (100%)	510 (91%)	190 (91%)	20 (35%)	10 (55%)
80 (99%)	260 (90%)	130 (91%)	20 (68%)	-
380 (94%)	950 (96%)	270 (97%)	50 (64%)	10 (41%)
630 (77%)	590 (92%)	240 (91%)	30 (55%)	-
1,010 (62%)	590 (94%)	120 (90%)	20 (54%)	-
610 (89%)	430 (93%)	160 (87%)	20 (50%)	-
270 (89%)	270 (95%)	100 (96%)	10 (53%)	-
240 (83%)	220 (86%)	60 (72%)	-	-

Table 14: Estimated number of LHA recipients losing or notationally losing		Shared room		1-bed		2-bed		3-bed		4-bed		5-bed	
Table 14: Estimated number of LHA recipients losing or notationally losing		Shared room		1-bed		2-bed		3-bed		4-bed		5-bed	
Ipswich	380 (100%)	770 (91%)	880 (95%)	250 (92%)	20 (39%)	-	-	-	-	-	-	-	-
Mid Suffolk	50 (94%)	210 (89%)	230 (97%)	70 (90%)	10 (58%)	-	-	-	-	-	-	-	-
St Edmundsbury	-	290 (68%)	310 (91%)	80 (87%)	10 (33%)	-	-	-	-	-	-	-	-
Suffolk Coastal	110 (96%)	440 (90%)	360 (91%)	150 (90%)	30 (70%)	-	-	-	-	-	-	-	-
Waveney	200 (93%)	820 (92%)	720 (97%)	240 (96%)	30 (59%)	10 (55%)	-	-	-	-	-	-	-
Camden	570 (88%)	820 (65%)	490 (66%)	150 (63%)	20 (43%)	10 (32%)	-	-	-	-	-	-	-
City of London	10 (83%)	10 (59%)	-	-	-	-	-	-	-	-	-	-	-
Hackney	1,900 (91%)	1,380 (65%)	1,150 (68%)	330 (60%)	100 (60%)	130 (80%)	-	-	-	-	-	-	-
Hammersmith and Fulham	730 (90%)	700 (74%)	530 (76%)	120 (78%)	30 (82%)	20 (81%)	-	-	-	-	-	-	-
Haringey	-	2,220 (49%)	1,570 (70%)	480 (65%)	140 (59%)	50 (48%)	-	-	-	-	-	-	-
Islington	-	750 (40%)	440 (70%)	90 (64%)	20 (66%)	10 (71%)	-	-	-	-	-	-	-
Kensington and Chelsea	190 (71%)	820 (68%)	480 (77%)	100 (70%)	20 (56%)	-	-	-	-	-	-	-	-
Lambeth	1,580 (96%)	1,140 (66%)	1,130 (74%)	310 (70%)	50 (49%)	20 (45%)	-	-	-	-	-	-	-
Lewisham	1,700 (91%)	1,820 (65%)	2,010 (69%)	650 (60%)	130 (42%)	40 (32%)	-	-	-	-	-	-	-
Newham	1,460 (87%)	2,080 (80%)	2,080 (80%)	930 (79%)	170 (58%)	40 (34%)	-	-	-	-	-	-	-
Southwark	-	780 (41%)	610 (73%)	130 (62%)	20 (48%)	10 (40%)	-	-	-	-	-	-	-
Tower Hamlets	-	860 (41%)	790 (80%)	230 (66%)	20 (31%)	-	-	-	-	-	-	-	-
Wandsworth	-	1,230 (39%)	1,270 (58%)	510 (58%)	120 (37%)	60 (35%)	-	-	-	-	-	-	-
Westminster	340 (72%)	1,840 (74%)	1,040 (77%)	350 (64%)	70 (49%)	10 (23%)	-	-	-	-	-	-	-
Barking and Dagenham	420 (100%)	690 (88%)	1,570 (89%)	570 (86%)	50 (34%)	10 (24%)	-	-	-	-	-	-	-
Barnet	1,070 (100%)	2,090 (91%)	2,680 (93%)	910 (90%)	270 (84%)	100 (77%)	-	-	-	-	-	-	-
Bexley	320 (99%)	540 (78%)	1,130 (89%)	350 (78%)	40 (42%)	10 (50%)	-	-	-	-	-	-	-
Brent	-	2,090 (48%)	2,260 (71%)	950 (71%)	340 (69%)	170 (68%)	-	-	-	-	-	-	-
Bromley	510 (99%)	830 (83%)	1,180 (91%)	320 (84%)	50 (70%)	20 (74%)	-	-	-	-	-	-	-
Croydon	-	2,550 (57%)	2,820 (85%)	910 (85%)	150 (49%)	50 (59%)	-	-	-	-	-	-	-
Ealing	-	1,420 (43%)	1,870 (72%)	790 (76%)	170 (57%)	80 (52%)	-	-	-	-	-	-	-
Enfield	1,130 (99%)	2,010 (82%)	2,860 (83%)	1,180 (78%)	160 (40%)	40 (32%)	-	-	-	-	-	-	-
Greenwich	590 (99%)	740 (83%)	1,020 (90%)	330 (78%)	60 (52%)	30 (51%)	-	-	-	-	-	-	-
Harrow	-	820 (48%)	1,530 (79%)	830 (79%)	180 (53%)	40 (34%)	-	-	-	-	-	-	-
Havering	330 (99%)	640 (85%)	950 (82%)	350 (84%)	50 (44%)	10 (28%)	-	-	-	-	-	-	-
Hillingdon	-	820 (46%)	1,560 (83%)	590 (82%)	120 (56%)	40 (45%)	-	-	-	-	-	-	-
Hounslow	-	750 (45%)	1,290 (73%)	440 (71%)	120 (61%)	30 (43%)	-	-	-	-	-	-	-
Kingston Upon Thames	-	380 (44%)	580 (80%)	220 (74%)	50 (55%)	10 (46%)	-	-	-	-	-	-	-
Merton	470 (96%)	480 (63%)	870 (81%)	370 (84%)	60 (43%)	20 (50%)	-	-	-	-	-	-	-
Redbridge	520 (99%)	1,160 (91%)	1,670 (89%)	890 (93%)	240 (70%)	70 (44%)	-	-	-	-	-	-	-
Richmond Upon Thames	-	470 (57%)	480 (76%)	130 (75%)	30 (73%)	-	-	-	-	-	-	-	-
Sutton	-	630 (52%)	870 (82%)	260 (77%)	30 (42%)	10 (33%)	-	-	-	-	-	-	-
Waltham Forest	1,140 (99%)	1,360 (79%)	1,980 (75%)	630 (75%)	130 (56%)	30 (36%)	-	-	-	-	-	-	-
Bracknell Forest UA	170 (99%)	240 (98%)	380 (99%)	100 (100%)	30 (100%)	10 (100%)	-	-	-	-	-	-	-
Brighton and Hove UA	-	4,200 (49%)	2,500 (82%)	500 (61%)	60 (35%)	20 (47%)	-	-	-	-	-	-	-
Isle of Wight UA	-	1,530 (78%)	1,120 (96%)	350 (85%)	50 (76%)	30 (47%)	-	-	-	-	-	-	-
Medway UA	-	1,630 (74%)	1,900 (94%)	690 (89%)	70 (34%)	30 (47%)	-	-	-	-	-	-	-
Milton Keynes UA	-	1,220 (53%)	1,750 (94%)	740 (94%)	110 (51%)	20 (33%)	-	-	-	-	-	-	-
Portsmouth UA	-	1,490 (54%)	1,440 (93%)	450 (90%)	30 (26%)	10 (25%)	-	-	-	-	-	-	-
Reading UA	-	760 (88%)	1,070 (89%)	280 (84%)	30 (41%)	10 (65%)	-	-	-	-	-	-	-
Slough UA	410 (95%)	640 (89%)	1,060 (84%)	360 (72%)	70 (46%)	30 (43%)	-	-	-	-	-	-	-
Southampton UA	1,260 (98%)	1,180 (84%)	1,160 (79%)	390 (77%)	40 (35%)	10 (18%)	-	-	-	-	-	-	-

Table 14: Estimated number of LHA recipients losing or notationally losing

Table 14: Estimated number of LHA recipients losing or notationally losing		Shared room		1-bed		2-bed		3-bed		4-bed		5-bed	
West Berkshire UA	-	280 (64%)	480 (94%)	150 (91%)	10 (74%)	-	-	-	-	-	-	-	-
Windsor and Maidenhead	200 (98%)	200 (87%)	310 (90%)	110 (84%)	20 (54%)	-	-	-	-	-	-	-	-
UA	-	190 (53%)	340 (91%)	100 (90%)	10 (52%)	-	-	-	-	-	-	-	-
Wokingham UA	-	410 (56%)	490 (91%)	40 (86%)	10 (29%)	-	-	-	-	-	-	-	-
Aylesbury Vale	40 (91%)	120 (75%)	160 (91%)	40 (86%)	10 (50%)	-	-	-	-	-	-	-	-
Chiltern	50 (98%)	70 (84%)	120 (90%)	50 (90%)	10 (75%)	10 (83%)	-	-	-	-	-	-	-
South Bucks	-	370 (51%)	470 (88%)	140 (74%)	10 (16%)	-	-	-	-	-	-	-	-
Wycombe	-	1,050 (66%)	870 (87%)	280 (79%)	30 (53%)	-	-	-	-	-	-	-	-
Eastbourne	-	1,790 (79%)	1,070 (96%)	310 (87%)	50 (71%)	10 (37%)	-	-	-	-	-	-	-
Hastings	210 (96%)	450 (83%)	530 (98%)	120 (53%)	20 (32%)	-	-	-	-	-	-	-	-
Lewes	150 (97%)	530 (96%)	530 (98%)	170 (92%)	30 (73%)	10 (70%)	-	-	-	-	-	-	-
Rother	120 (93%)	420 (90%)	550 (91%)	180 (80%)	30 (52%)	-	-	-	-	-	-	-	-
Wealden	220 (99%)	240 (85%)	430 (94%)	140 (92%)	10 (55%)	-	-	-	-	-	-	-	-
Basingstoke and Deane	60 (98%)	200 (80%)	210 (85%)	70 (84%)	-	-	-	-	-	-	-	-	-
East Hampshire	170 (98%)	260 (86%)	430 (93%)	110 (82%)	10 (39%)	-	-	-	-	-	-	-	-
Eastleigh	-	220 (67%)	300 (93%)	110 (87%)	10 (33%)	-	-	-	-	-	-	-	-
Fareham	-	380 (57%)	480 (87%)	150 (77%)	10 (16%)	-	-	-	-	-	-	-	-
Gosport	60 (95%)	100 (88%)	160 (90%)	70 (86%)	10 (42%)	-	-	-	-	-	-	-	-
Hart	-	400 (61%)	570 (94%)	210 (93%)	20 (33%)	-	-	-	-	-	-	-	-
Havant	-	470 (67%)	620 (92%)	190 (89%)	10 (31%)	-	-	-	-	-	-	-	-
New Forest	-	230 (29%)	330 (80%)	110 (78%)	10 (36%)	-	-	-	-	-	-	-	-
Rushmoor	-	200 (63%)	300 (87%)	70 (73%)	10 (35%)	-	-	-	-	-	-	-	-
Test Valley	-	130 (49%)	160 (85%)	50 (67%)	10 (58%)	-	-	-	-	-	-	-	-
Winchester	-	310 (54%)	580 (93%)	200 (87%)	20 (45%)	10 (75%)	-	-	-	-	-	-	-
Ashford	-	600 (51%)	670 (90%)	180 (83%)	20 (39%)	-	-	-	-	-	-	-	-
Canterbury	-	2,550 (57%)	2,820 (85%)	910 (85%)	150 (49%)	50 (59%)	-	-	-	-	-	-	-
Dartford	130 (100%)	310 (92%)	410 (88%)	120 (95%)	10 (50%)	-	-	-	-	-	-	-	-
Dover	270 (99%)	720 (92%)	700 (91%)	230 (80%)	20 (46%)	-	-	-	-	-	-	-	-
Gravesend	-	460 (68%)	490 (84%)	200 (86%)	20 (25%)	-	-	-	-	-	-	-	-
Malden	320 (95%)	450 (79%)	520 (88%)	160 (83%)	30 (51%)	10 (29%)	-	-	-	-	-	-	-
Sevenoaks	60 (90%)	170 (89%)	230 (90%)	70 (81%)	10 (58%)	-	-	-	-	-	-	-	-
Shepway	-	1,070 (80%)	890 (93%)	300 (87%)	40 (46%)	10 (35%)	-	-	-	-	-	-	-
Swale	240 (98%)	690 (86%)	1,020 (93%)	370 (94%)	30 (25%)	10 (21%)	-	-	-	-	-	-	-
Thanet	650 (98%)	2,070 (96%)	1,540 (93%)	550 (87%)	100 (62%)	30 (82%)	-	-	-	-	-	-	-
Tonbridge and Malling	-	220 (71%)	240 (86%)	70 (75%)	10 (43%)	-	-	-	-	-	-	-	-
Tunbridge Wells	130 (99%)	300 (83%)	300 (86%)	60 (64%)	10 (41%)	-	-	-	-	-	-	-	-
Cherwell	-	400 (51%)	610 (86%)	170 (84%)	10 (36%)	-	-	-	-	-	-	-	-
South Oxfordshire	670 (98%)	350 (84%)	580 (91%)	190 (94%)	30 (51%)	10 (43%)	-	-	-	-	-	-	-
Vale of White Horse	120 (99%)	160 (79%)	300 (91%)	80 (83%)	10 (43%)	-	-	-	-	-	-	-	-
West Oxfordshire	110 (98%)	180 (85%)	250 (88%)	60 (75%)	10 (75%)	-	-	-	-	-	-	-	-
Elmbridge	130 (97%)	270 (95%)	430 (91%)	120 (87%)	10 (48%)	-	-	-	-	-	-	-	-
Epsom and Ewell	170 (96%)	130 (83%)	230 (92%)	100 (91%)	10 (58%)	-	-	-	-	-	-	-	-
Guildford	280 (96%)	280 (76%)	410 (79%)	120 (68%)	20 (61%)	-	-	-	-	-	-	-	-
Mole Valley	60 (95%)	150 (84%)	180 (82%)	50 (84%)	10 (60%)	-	-	-	-	-	-	-	-
Reigate and Banstead	-	310 (61%)	400 (86%)	110 (89%)	10 (59%)	-	-	-	-	-	-	-	-
Runnymede	-	150 (56%)	220 (86%)	50 (78%)	10 (50%)	-	-	-					

Table 14: Estimated number of LHA recipients losing or notionally losing		Shared room	1-bed	2-bed	3-bed	4-bed	5-bed	Table 14: Estimated number of LHA recipients losing or notionally losing		Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
Tandridge	70 (96%)	150 (87%)	260 (88%)	70 (88%)	10 (39%)	-	-	Denbighshire / Sir	280 (96%)	960 (97%)	710 (95%)	230 (92%)	30 (43%)	20 (60%)	
Waverley	70 (86%)	180 (64%)	320 (83%)	70 (81%)	-	-	-	Dfntinbych	230 (97%)	460 (92%)	650 (96%)	210 (91%)	20 (35%)	-	
Woking	160 (97%)	160 (76%)	250 (78%)	80 (69%)	10 (40%)	10 (56%)	-	Flintshire / Sir y Fflint	-	580 (93%)	500 (96%)	140 (92%)	10 (27%)	-	
Adur	150 (97%)	210 (92%)	310 (87%)	70 (63%)	10 (45%)	-	-	Wrexham / Wrecsam	-	660 (93%)	380 (96%)	140 (93%)	20 (57%)	-	
Arun	-	1,060 (71%)	950 (86%)	270 (87%)	20 (46%)	-	-	Powys / Powys	230 (89%)	430 (91%)	320 (90%)	110 (88%)	20 (91%)	-	
Chichester	-	340 (63%)	350 (88%)	110 (77%)	10 (27%)	-	-	Ceredigion / Ceredigion	-	1,240 (86%)	670 (97%)	240 (87%)	30 (46%)	-	
Crawley	-	310 (45%)	510 (83%)	200 (82%)	10 (21%)	-	-	Pembrokeshire / Sir Benfro	-	1,240 (88%)	910 (97%)	360 (96%)	90 (97%)	-	
Horsham	120 (95%)	300 (83%)	320 (87%)	70 (76%)	10 (41%)	-	-	Caerarthenshire / Sir Gaerfyrddin	-	1,250 (69%)	1,070 (94%)	380 (92%)	30 (26%)	-	
Mid Sussex	150 (97%)	290 (83%)	360 (84%)	110 (82%)	10 (43%)	-	-	Swansea / Abertawe	330 (97%)	920 (98%)	920 (99%)	280 (98%)	70 (84%)	10 (44%)	
Worthing	370 (99%)	850 (92%)	670 (91%)	130 (83%)	20 (55%)	-	-	Neath Port Talbot / Castell-nedd Port Talbot	-	1,000 (86%)	1,000 (97%)	290 (95%)	40 (54%)	-	
Bath and North East Somerset UA	-	500 (48%)	510 (81%)	130 (81%)	20 (60%)	-	-	Bridgend / Pen-y-bont ar Ogwr	-	740 (92%)	840 (95%)	270 (93%)	20 (39%)	-	
Somerset UA	1,330 (97%)	2,070 (81%)	1,600 (89%)	370 (78%)	60 (59%)	10 (37%)	-	The Vale of Glamorgan / Bro Morgannwg	240 (98%)	1,830 (60%)	1,820 (92%)	570 (89%)	80 (48%)	10 (20%)	
Bournemouth UA	-	2,880 (53%)	2,190 (93%)	580 (89%)	60 (45%)	20 (37%)	-	Rhondda, Cynon, Taf / Rhondda, Cynon, Taf	430 (99%)	1,340 (99%)	1,790 (97%)	530 (94%)	60 (42%)	10 (26%)	
Bristol, City of UA	1,890 (98%)	3,520 (89%)	3,420 (91%)	1,060 (86%)	170 (65%)	20 (37%)	-	Merthyr Tydfil / Merthyr Tydfil	-	360 (94%)	360 (99%)	120 (99%)	20 (71%)	-	
Cornwall UA	-	1,680 (79%)	1,230 (96%)	390 (88%)	50 (55%)	10 (73%)	-	Tudful	-	710 (96%)	890 (95%)	320 (94%)	30 (39%)	-	
North Somerset UA	1,150 (93%)	1,860 (92%)	1,350 (92%)	390 (88%)	50 (51%)	-	-	Caerphilly / Caerffili	-	540 (93%)	500 (99%)	120 (98%)	20 (63%)	-	
Plymouth UA	540 (97%)	640 (85%)	1,100 (94%)	260 (82%)	30 (39%)	-	-	Blaenau Gwent / Blaenau Gwent	-	330 (79%)	420 (97%)	110 (95%)	20 (81%)	-	
South Gloucestershire UA	-	770 (66%)	1,120 (94%)	280 (89%)	30 (66%)	-	-	Torfaen / Tor-faen	-	280 (78%)	250 (91%)	100 (93%)	10 (47%)	-	
Swindon UA	-	1,210 (64%)	1,160 (95%)	290 (77%)	30 (37%)	-	-	Monmouthshire / Sir Fynwy	-	670 (96%)	810 (96%)	230 (96%)	30 (45%)	10 (26%)	
Torbay UA	740 (97%)	2,280 (93%)	1,450 (93%)	480 (90%)	60 (56%)	10 (43%)	-	Newport / Casnewydd	460 (100%)	170 (67%)	180 (78%)	40 (74%)	10 (60%)	-	
Wiltshire UA	410 (99%)	1,130 (78%)	1,320 (90%)	400 (86%)	10 (41%)	-	-	Aberdeen City	140 (90%)	190 (48%)	140 (51%)	80 (52%)	10 (15%)	-	
East Devon	270 (92%)	620 (90%)	580 (91%)	170 (87%)	10 (27%)	-	-	Aberdeenshire	-	420 (84%)	320 (87%)	100 (63%)	10 (38%)	-	
Exeter	470 (96%)	450 (72%)	480 (89%)	140 (94%)	10 (27%)	-	-	Angus	-	870 (80%)	250 (81%)	90 (74%)	-	-	
Mid Devon	-	310 (68%)	300 (87%)	80 (75%)	20 (60%)	-	-	Argyll and Bute	-	600 (81%)	780 (89%)	40 (63%)	10 (33%)	-	
North Devon	320 (99%)	680 (89%)	620 (91%)	190 (87%)	30 (63%)	-	-	Clackmannanshire	40 (98%)	1,040 (83%)	390 (86%)	110 (77%)	20 (58%)	-	
South Hams	-	400 (80%)	370 (91%)	90 (90%)	10 (68%)	-	-	Dumfries and Galloway	-	220 (80%)	200 (88%)	60 (77%)	10 (28%)	-	
Torridge	180 (98%)	540 (89%)	390 (87%)	110 (73%)	20 (56%)	-	-	Dumdee City	-	220 (79%)	220 (80%)	60 (58%)	10 (47%)	-	
West Devon	60 (100%)	280 (92%)	200 (89%)	60 (80%)	10 (46%)	-	-	East Lothian	30 (88%)	130 (93%)	180 (93%)	60 (90%)	10 (38%)	-	
Christchurch	60 (96%)	180 (74%)	250 (95%)	80 (88%)	10 (41%)	-	-	East Renfrewshire	10 (100%)	3,100 (63%)	2,850 (86%)	710 (63%)	50 (22%)	10 (22%)	
East Dorset	60 (93%)	210 (96%)	230 (96%)	90 (87%)	10 (52%)	-	-	Edinburgh, City of	-	60 (64%)	20 (62%)	-	-	-	
East Dorset	60 (95%)	170 (94%)	170 (94%)	60 (74%)	10 (54%)	-	-	Eilean Siar	-	1,220 (94%)	450 (90%)	450 (90%)	50 (42%)	10 (33%)	
North Dorset	10 (92%)	160 (75%)	230 (89%)	50 (73%)	10 (32%)	-	-	Fife	390 (98%)	2,750 (92%)	2,390 (90%)	590 (70%)	50 (29%)	-	
Purbeck	100 (98%)	330 (89%)	280 (89%)	100 (85%)	10 (45%)	-	-	Glasgow City	1,240 (88%)	550 (65%)	310 (72%)	80 (69%)	10 (36%)	-	
Weymouth and Portland	370 (99%)	670 (90%)	500 (88%)	150 (87%)	10 (42%)	-	-	Highland	-	560 (93%)	430 (95%)	110 (90%)	10 (55%)	-	
Cheltenham	320 (98%)	500 (86%)	460 (92%)	140 (91%)	10 (26%)	-	-	Inverclyde	40 (90%)	150 (90%)	230 (86%)	60 (69%)	10 (40%)	-	
Cheltenham	-	270 (82%)	200 (90%)	60 (80%)	10 (58%)	-	-	Midlothian	-	990 (90%)	720 (96%)	210 (89%)	10 (20%)	-	
Gloucester	420 (98%)	780 (94%)	890 (94%)	290 (92%)	20 (45%)	10 (59%)	-	North Ayrshire	-	1,350 (94%)	1,270 (96%)	340 (87%)	40 (49%)	-	
Stroud	180 (100%)	440 (91%)	380 (96%)	110 (91%)	10 (87%)	-	-	North Lanarkshire	-	50 (53%)	20 (63%)	10 (35%)	-	-	
Tewkesbury	-	220 (73%)	280 (93%)	90 (84%)	10 (63%)	-	-	Orkney Islands	-	-	-	-	-	-	
Mendip	250 (98%)	560 (93%)	460 (90%)	150 (88%)	20 (51%)	-	-	-	-	-	-	-	-	-	
South Somerset	-	660 (72%)	590 (92%)	200 (91%)	20 (45%)	-	-	-	-	-	-	-	-	-	
Taunton Deane	310 (97%)	470 (90%)	470 (93%)	130 (90%)	10 (36%)	-	-	-	-	-	-	-	-	-	
West Somerset	-	270 (78%)	200 (90%)	60 (88%)	10 (52%)	-	-	-	-	-	-	-	-	-	
Isle of Anglesey / Ynys Môn	-	420 (93%)	310 (96%)	120 (97%)	20 (85%)	-	-	-	-	-	-	-	-	-	
Gwynedd / Gwynedd Conwy / Conwy	180 (96%)	540 (97%)	380 (99%)	120 (95%)	30 (96%)	-	-	-	-	-	-	-	-	-	
	300 (93%)	1,680 (93%)	900 (93%)	280 (89%)	50 (51%)	10 (79%)	-	-	-	-	-	-	-	-	

Table 14: Estimated number of LHA recipients losing or notionally losing	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
Perth and Kinross	-	490 (82%)	350 (84%)	80 (69%)	20 (57%)	-
Renfrewshire	-	840 (87%)	630 (95%)	190 (94%)	20 (76%)	-
Scottish Borders	-	550 (88%)	230 (84%)	90 (81%)	10 (42%)	-
Shetland Islands	-	20 (67%)	10 (88%)	-	-	-
South Ayrshire	-	740 (84%)	520 (94%)	160 (93%)	10 (45%)	-
South Lanarkshire	-	1,140 (95%)	1,240 (95%)	330 (78%)	40 (51%)	10 (57%)
Stirling	80 (99%)	180 (97%)	170 (93%)	60 (85%)	10 (80%)	-
West Dunbartonshire	-	300 (86%)	230 (94%)	70 (86%)	-	-

Notes:

- Source: Estimates based on the March 2010 Single Housing Benefit Extract.
- These tables should be read in conjunction with Table (LHA caseload) and Table (average LHA awards) at the end of the document.
- Figures are rounded to the nearest 10 cases.
- A dash "-" indicates nil or negligible.
- 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.
- All figures should be treated as indicative.

Table 15: Impact setting LHA rates at the 30th percentile – average loss per loser

loser or notional loser, £ per week	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
County Durham UA	-10	-9	-7	-7	-11	-17
Darlington UA	-	-3	-9	-9	-8	-11
Hartlepool UA	-	-7	-8	-9	-9	-26
Middlesbrough UA	-	-7	-9	-11	-9	-25
Northumberland UA	-	-5	-6	-10	-10	-15
Redcar and Cleveland UA	-	-7	-8	-11	-9	-
Stockton-on-Tees UA	-5	-7	-9	-11	-10	-26
Gateshead	-5	-6	-8	-11	-17	-24
Newcastle upon Tyne	-	-6	-8	-12	-17	-24
North Tyneside	-	-6	-8	-12	-18	-22
South Tyneside	-5	-6	-8	-11	-15	-
Sunderland	-2	-5	-9	-11	-9	-10
Blackburn with Darwen UA	-	-4	-5	-9	-16	-3
Blackpool UA	-6	-6	-10	-5	-15	-23
Cheshire East UA	-6	-8	-11	-7	-20	-63
Cheshire West and Chester UA	-3	-5	-11	-9	-12	-18
Halton UA	-	-3	-7	-10	-15	-
Warrington UA	-5	-3	-7	-10	-18	-
Allerdale	-5	-5	-9	-11	-17	-
Barrow-in-Furness	-	-5	-6	-10	-17	-
Carlisle	-2	-5	-7	-9	-10	-
Copeland	-4	-5	-8	-10	-	-
South Lakeland	-3	-9	-10	-7	-13	-
Bolton	-4	-6	-11	-4	-10	-13
Bury	-4	-7	-11	-6	-11	-
Manchester	-5	-10	-10	-10	-15	-18
Oldham	-5	-7	-7	-8	-10	-19
Rochdale	-4	-8	-8	-7	-11	-
Salford	-	-11	-10	-10	-15	-21
Stockport	-7	-7	-11	-11	-18	-37
Tameside	-6	-8	-12	-11	-18	-31
Trafford	-4	-6	-6	-5	-9	-13
Wigan	-4	-4	-1	-8	-9	-
Burnley	-4	-4	-5	-10	-14	-
Chorley	-4	-4	-5	-10	-15	-17
Fylde	-6	-6	-10	-5	-15	-
Hyndburn	-5	-4	-5	-9	-15	-
Lancaster	-7	-8	-6	-9	-14	-20
Pendle	-	-4	-1	-8	-9	-
Preston	-4	-4	-6	-10	-13	-
Ribble Valley	-	-4	-5	-10	-	-
Rossendale	-	-4	-4	-9	-14	-
South Ribble	-4	-4	-6	-11	-17	-11
West Lancashire	-4	-4	-7	-6	-8	-
Wyre	-	-6	-10	-6	-14	-
Knowsley	-	-8	-10	-10	-12	-16
Liverpool	-	-6	-11	-11	-14	-24
Sefton	-4	-5	-10	-7	-9	-18

loser or notional loser, £ per week	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
St. Helens	-2	-14	-6	-7	-14	-
Wirral	-8	-5	-10	-8	-14	-19
East Riding of Yorkshire UA	-	-6	-11	-10	-15	-12
Kingston upon Hull, City of UA	-4	-6	-11	-9	-17	-15
North East Lincolnshire UA	-	-5	-6	-6	-9	-17
North Lincolnshire UA	-	-5	-5	-6	-10	-9
York UA	-	-10	-11	-12	-29	-
Craven	-	-6	-7	-6	-10	-
Hambleton	-	-6	-7	-10	-14	-
Harrogate	-	-5	-10	-10	-22	-
Scarborough	-	-5	-11	-11	-16	-6
Selby	-	-9	-10	-12	-17	-
Barnsley	-2	-5	-5	-11	-16	-3
Doncaster	-5	-9	-8	-11	-9	-11
Rotherham	-	-2	-9	-9	-9	-
Sheffield	-5	-6	-10	-7	-11	-17
Bradford	-7	-6	-7	-6	-10	-8
Calderdale	-	-10	-6	-6	-8	-20
Kirklees	-	-9	-11	-6	-12	-13
Leeds	-1	-6	-6	-11	-6	-11
Wakefield	-	-4	-6	-11	-6	-16
Derby UA	-3	-11	-8	-11	-10	-30
Leicester UA	-1	-5	-5	-6	-11	-19
Nottingham UA	-	-13	-10	-10	-20	-15
Rutland UA	-2	-4	-5	-6	-	-
Amber Valley	-3	-11	-8	-11	-12	-
Bolsover	-5	-7	-8	-7	-10	-
Chesterfield	-4	-4	-9	-11	-9	-18
Derbyshire Dales	-6	-5	-6	-7	-16	-
Erewash	-5	-14	-9	-10	-18	-
High Peak	-7	-6	-9	-8	-10	-
North East Derbyshire	-5	-8	-8	-9	-9	-
South Derbyshire	-5	-6	-6	-12	-12	-
Blaby	-	-5	-5	-6	-11	-15
Charnwood	-2	-5	-5	-6	-12	-
Harborough	-3	-5	-5	-7	-12	-
Hinckley and Bosworth	-1	-5	-4	-6	-11	-
Melton	-	-5	-5	-7	-	-
North West Leicestershire	-2	-5	-5	-6	-13	-
Oadby and Wigston	-2	-5	-5	-6	-10	-
Boston	-8	-10	-7	-11	-10	-
East Lindsey	-7	-5	-7	-11	-14	-9
North Kesteven	-	-9	-6	-11	-13	-
South Holland	-	-9	-7	-11	-12	-
South Kesteven	-	-6	-6	-10	-12	-
West Lindsey	-	-8	-5	-10	-11	-
Corby	-5	-5	-9	-11	-16	-
Daventry	-7	-7	-6	-11	-9	-
East Northamptonshire	-	-5	-8	-11	-16	-
Kettering	-	-6	-9	-11	-13	-10
Northampton	-	-7	-6	-6	-15	-30

Table 15: Estimated average loss per loser or notional loser, £ per week		Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
South Northamptonshire		-7	-7	-6	-8	-17	-
Wellingborough		-5	-6	-8	-10	-14	-
Ashfield		-5	-8	-9	-10	-17	-
Bassetlaw		-	-6	-9	-11	-11	-
Broxtowe		-5	-15	-10	-10	-16	-
Gedling		-5	-14	-10	-11	-21	-
Mansfield		-	-5	-9	-11	-12	-
Newark and Sherwood		-5	-7	-8	-11	-9	-
Rushcliffe		-5	-14	-9	-11	-22	-
Herefordshire, County of UA		-5	-6	-7	-11	-8	-
Shropshire UA		-	-4	-5	-9	-14	-
Stoke-on-Trent UA		-	-6	-10	-11	-12	-
Telford and Wrekin UA		-	-4	-5	-10	-13	-28
Cannock Chase		-10	-7	-4	-9	-11	-
East Staffordshire		-	-5	-6	-11	-13	-33
Lichfield		-	-7	-5	-10	-11	-
Newcastle-under-Lyme		-11	-6	-10	-11	-11	-
South Staffordshire		-7	-6	-7	-10	-14	-
Stafford		-6	-5	-6	-7	-15	-
Staffordshire Moorlands		-10	-6	-10	-11	-	-
Tamworth		-	-7	-5	-10	-13	-
North Warwickshire		-6	-8	-8	-7	-14	-
Nuneaton and Bedworth		-2	-11	-10	-6	-17	-
Rugby		-8	-6	-5	-10	-9	-
Stratford-on-Avon		-4	-6	-7	-12	-16	-
Warwick		-4	-6	-7	-11	-18	-17
Birmingham		-	-6	-11	-6	-14	-
Coventry		-2	-12	-11	-6	-14	-9
Dudley		-	-6	-8	-11	-12	-12
Sandwell		-	-6	-9	-10	-13	-13
Solihull		-	-3	-11	-12	-18	-36
Walsall		-	-6	-8	-11	-13	-11
Wolverhampton		-	-6	-8	-11	-13	-11
Bromsgrove		-2	-6	-8	-10	-11	-
Malvern Hills		-6	-8	-6	-11	-14	-
Redditch		-1	-7	-7	-10	-10	-
Worcester		-7	-9	-6	-11	-8	-
Wyre Forest		-1	-7	-7	-10	-14	-
Bedford UA		-	-4	-6	-7	-10	-53
Central Bedfordshire UA		-5	-6	-7	-7	-15	-
Luton UA		-5	-5	-6	-6	-10	-24
Peterborough UA		-4	-3	-6	-10	-18	-21
Southend-on-Sea UA		-	-5	-11	-11	-22	-21
Thurrock UA		-	-11	-10	-11	-40	-39
Cambridge		-8	-16	-24	-24	-26	-
East Cambridgeshire		-4	-12	-15	-15	-23	-
Fenland		-4	-4	-6	-9	-13	-19
Huntingdonshire		-8	-7	-12	-13	-24	-
South Cambridgeshire		-8	-15	-22	-20	-28	-
Basildon		-6	-11	-10	-11	-41	-45

Table 15: Estimated average loss per loser or notional loser, £ per week		Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
Braintree		-10	-9	-7	-10	-22	-
Brentwood		-	-11	-10	-11	-29	-16
Castle Point		-3	-5	-11	-10	-28	-
Chelmsford		-10	-11	-7	-10	-30	-32
Colchester		-9	-6	-6	-10	-11	-
Epping Forest		-8	-5	-11	-19	-25	-
Harlow		-7	-6	-10	-16	-33	-
Maldon		-10	-7	-9	-23	-	-
Rochford		-3	-5	-11	-11	-22	-
Tendring		-	-6	-10	-10	-30	-
Uttlesford		-	-8	-13	-17	-31	-
Broxbourne		-	-2	-11	-16	-17	-
Dacorum		-	-10	-10	-19	-	-
East Hertfordshire		-7	-5	-10	-15	-28	-
North Hertfordshire		-	-11	-6	-10	-23	-
St Albans		-	-11	-11	-25	-37	-
Stevenage		-6	-11	-6	-9	-	-
Three Rivers		-8	-11	-11	-25	-39	-
Watford		-8	-11	-11	-23	-39	-
Welwyn Hatfield		-7	-2	-11	-14	-	-
Breckland		-4	-6	-9	-10	-16	-26
Broadland		-3	-6	-9	-10	-14	-
Great Yarmouth		-3	-6	-7	-9	-10	-6
King's Lynn and West Norfolk		-	-6	-6	-8	-14	-
Norwich		-	-5	-9	-10	-15	-
South Norfolk		-2	-5	-9	-10	-15	-
Babergh		-4	-7	-9	-11	-16	-
Forest Heath		-7	-9	-12	-11	-	-
Ipswich		-3	-5	-7	-10	-16	-
Mid Suffolk		-3	-5	-8	-10	-18	-
St Edmundsbury		-	-9	-13	-14	-26	-
Surfolk Coastal		-3	-5	-7	-10	-16	-
Waveney		-3	-6	-7	-9	-11	-11
Camden		-20	-28	-37	-54	-84	-79
City of London		-3	-32	-	-	-	-
Hackney		-11	-23	-32	-33	-29	-63
Hammersmith and Fulham		-12	-20	-24	-44	-74	-111
Haringey		-	-9	-12	-12	-32	-44
Islington		-	-28	-37	-56	-72	-79
Kensington and Chelsea		-8	-35	-58	-91	-161	-
Lambeth		-7	-11	-28	-31	-51	-71
Lewisham		-7	-10	-21	-21	-35	-65
Newham		-7	-7	-21	-21	-15	-14
Southwark		-	-11	-28	-29	-50	-92
Tower Hamlets		-	-23	-33	-33	-29	-
Wandsworth		-	-35	-56	-60	-128	-152
Westminster		-6	-8	-11	-19	-20	-65
Barking and Dagenham		-8	-8	-11	-15	-26	-36
Barnet		-10	-6	-11	-11	-25	-52
Bexley		-	-20	-25	-32	-50	-79
Brent		-	-	-	-	-	-

Table 15: Estimated average loss per loser or notional loser, £ per week		Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
Bromley		-10	-6	-12	-11	-26	-38
Croydon		-	-6	-12	-22	-26	-43
Ealing		-	-12	-16	-28	-44	-75
Enfield		-13	-8	-11	-12	-33	-37
Greenwich		-9	-6	-12	-11	-27	-36
Harrow		-	-6	-12	-17	-20	-43
Havering		-8	-6	-11	-20	-21	-61
Hillingdon		-	-6	-11	-20	-27	-21
Hounslow		-	-10	-17	-22	-37	-41
Kingston Upon Thames		-	-10	-26	-21	-45	-78
Merton		-7	-8	-15	-22	-28	-50
Redbridge		-8	-6	-11	-22	-19	-52
Richmond Upon Thames		-	-12	-26	-23	-41	-
Sutton		-	-6	-12	-21	-26	-48
Waltham Forest		-7	-5	-8	-21	-17	-28
Bracknell Forest UA		-6	-6	-9	-10	-22	-21
Brighton and Hove UA		-	-10	-16	-20	-16	-
Isle of Wight UA		-	-7	-11	-6	-16	-
Medway UA		-	-8	-10	-11	-23	-24
Milton Keynes UA		-	-7	-11	-11	-16	-24
Portsmouth UA		-	-5	-7	-11	-10	-20
Reading UA		-7	-11	-10	-11	-26	-26
Slough UA		-8	-11	-14	-16	-32	-161
Southampton UA		-6	-7	-11	-9	-21	-26
West Berkshire UA		-	-9	-10	-11	-20	-
Windsor and Maidenhead UA		-8	-11	-14	-16	-26	-
Wokingham UA		-	-11	-10	-11	-26	-
Aylesbury Vale		-	-9	-11	-11	-20	-
Chiltern		-10	-11	-12	-15	-47	-
South Bucks		-9	-11	-14	-17	-32	-132
Wycombe		-	-11	-12	-15	-33	-
Eastbourne		-	-6	-6	-6	-19	-
Hastings		-	-6	-13	-16	-15	-24
Lewes		-5	-9	-12	-15	-17	-
Rother		-3	-6	-13	-17	-16	-30
Wealden		-6	-6	-7	-9	-21	-
Basingstoke and Deane		-5	-6	-10	-11	-27	-
East Hampshire		-5	-6	-9	-12	-	-
Eastleigh		-6	-7	-11	-9	-18	-
Fareham		-	-6	-8	-11	-12	-
Gosport		-	-5	-7	-10	-12	-
Hart		-6	-2	-8	-11	-28	-
Havant		-	-5	-7	-11	-12	-
New Forest		-	-7	-11	-11	-20	-
Rushmoor		-	-1	-7	-10	-31	-
Test Valley		-	-6	-10	-10	-19	-
Winchester		-	-6	-13	-16	-9	-
Ashford		-	-5	-6	-6	-4	-27
Canterbury		-	-6	-9	-16	-28	-
Dartford		-5	-6	-7	-11	-38	-
Dover		-2	-7	-11	-10	-14	-

Table 15: Estimated average loss per loser or notional loser, £ per week		Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
Gravesham		-	-6	-7	-11	-19	-
Maldstone		-5	-7	-6	-9	-16	-25
Sevenoaks		-6	-8	-9	-15	-27	-
Shepway		-	-7	-11	-11	-16	-44
Swale		-2	-8	-10	-11	-22	-18
Thanet		-3	-8	-7	-11	-16	-18
Tonbridge and Malling		-	-8	-8	-13	-18	-
Tunbridge Wells		-8	-9	-11	-18	-37	-
Cheverell		-	-8	-6	-14	-17	-
Oxford		-10	-11	-11	-12	-21	-29
South Oxfordshire		-	-11	-10	-11	-22	-
Vale of White Horse		-9	-9	-10	-11	-21	-
West Oxfordshire		-	-10	-10	-11	-	-
Elmbridge		-8	-6	-11	-25	-30	-
Epsom and Ewell		-6	-6	-12	-31	-40	-
Guildford		-7	-9	-13	-24	-30	-
Mole Valley		-8	-5	-8	-19	-24	-
Reigate and Banstead		-	-5	-8	-17	-20	-
Runnymede		-	-6	-10	-25	-34	-
Spelthorne		-8	-6	-10	-24	-32	-
Surrey Heath		-	-3	-8	-13	-31	-
Tandridge		-7	-5	-9	-19	-26	-
Waverley		-7	-8	-12	-20	-	-
Woking		-8	-11	-15	-29	-33	-82
Adur		-6	-8	-13	-12	-17	-
Arun		-	-6	-10	-10	-17	-
Chichester		-	-5	-10	-12	-23	-
Crawley		-	-6	-7	-14	-21	-
Horsham		-8	-5	-8	-15	-21	-
Mid Sussex		-9	-5	-7	-15	-20	-
Worthing		-8	-6	-10	-10	-14	-
Bath and North East Somerset UA		-	-9	-15	-17	-32	-
Bournemouth UA		-4	-9	-10	-13	-21	-17
Bristol, City of UA		-	-6	-11	-6	-20	-23
Cornwall UA		-6	-6	-9	-9	-17	-16
North Somerset UA		-	-6	-7	-3	-12	-19
Plymouth UA		-4	-9	-11	-10	-16	-
Poole UA		-4	-9	-10	-13	-25	-
South Gloucestershire UA		-	-6	-11	-6	-18	-
Swindon UA		-	-4	-6	-10	-15	-
Torbay UA		-4	-7	-10	-10	-11	-21
Wiltshire UA		-6	-6	-7	-10	-11	-24
East Devon		-6	-8	-12	-12	-18	-
Exeter		-6	-9	-13	-19	-18	-
Mid Devon		-	-7	-11	-9	-16	-
North Devon		-7	-6	-7	-11	-8	-
South Hams		-	-7	-10	-10	-13	-
Torridge		-7	-6	-7	-10	-9	-
West Devon		-5	-8	-11	-9	-14	-
Christchurch		-4	-9	-10	-14	-24	-
East Dorset		-4	-9	-10	-13	-20	-

Table 15: Estimated average loss per loser or notional loser, £ per week		Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
North Dorset		-2	-6	-7	-5	-14	-
Purbeck		-4	-9	-10	-12	-15	-
West Dorset		-8	-9	-6	-11	-13	-
Weymouth and Portland		-9	-10	-6	-11	-6	-
Cheltenham		-4	-10	-9	-11	-30	-42
Cotswold		-	-10	-9	-11	-32	-
Gloucester		-9	-8	-7	-7	-13	-13
Stroud		-	-8	-7	-7	-13	-
Tewkesbury		-	-9	-8	-8	-22	-
Mendip		-15	-7	-6	-7	-22	-
South Somerset		-	-6	-8	-11	-15	-
Taunton Deane		-5	-11	-7	-6	-11	-
West Somerset		-	-11	-7	-6	-11	-
Isle of Anglesey / Ynys Môn		-	-5	-14	-15	-14	-
Gwynedd / Gwynedd		-9	-5	-11	-13	-23	-
Conwy / Conwy		-2	-5	-9	-11	-8	-18
Denbighshire / Sir Ddinbych		-2	-5	-9	-11	-9	-13
Flintshire / Sir y Fflint		-9	-11	-8	-6	-13	-
Wrexham / Wrecsam		-	-11	-9	-11	-7	-
Powys / Powys		-	-9	-8	-11	-11	-
Ceredigion / Ceredigion		-2	-11	-12	-10	-15	-
Pembrokeshire / Sir Benfro		-	-7	-11	-11	-13	-
Cardiganshire / Sir Gaerfyrddin		-	-5	-7	-8	-14	-
Swansea / Abertawe		-	-7	-6	-12	-11	-
Neath Port Talbot / Castell-nedd Port Talbot		-1	-6	-7	-6	-15	-8
Bridgend / Pen-y-bont ar Ogwr		-	-9	-6	-13	-5	-
The Vale of Glamorgan / Bro Morgannwg		-6	-10	-11	-11	-17	-
Cardiff / Caerdydd		-	-9	-6	-11	-17	-16
Rhondda, Cynon, Taff / Rhondda, Cynon, Taf		-1	-3	-11	-8	-16	-9
Merthyr Tydfil / Merthyr Tudful		-	-8	-2	-5	-14	-
Caerphilly / Caerffili		-	-3	-11	-9	-7	-
Blaenau Gwent / Blaenau Gwent		-	-	-4	-6	-7	-
Torfaen / Tor-faen		-	-6	-11	-4	-14	-
Monmouthshire / Sir Fynwy		-	-6	-7	-6	-7	-
Newport / Casnewydd		-5	-9	-6	-11	-12	-24
Aberdeen City		-1	-8	-16	-16	-18	-
Aberdeenshire		-	-8	-14	-16	-20	-
Angus		-	-4	-11	-18	-15	-
Argyll and Bute		-	-9	-9	-10	-	-
Clackmannanshire		-6	-6	-7	-8	-12	-
Dumfries and Galloway		-	-	-5	-5	-11	-
Dumfries City		-	-4	-11	-19	-16	-
East Dunbartonshire		-	-1	-6	-10	-15	-
East Lothian		-5	-6	-8	-19	-31	-
East Renfrewshire		-5	-6	-9	-17	-23	-
Edinburgh, City of		-	-6	-9	-19	-27	-21
Eilean Siar		-	-4	-6	-	-	-
Fife		-6	-	-7	-10	-10	-7

Table 15: Estimated average loss per loser or notional loser, £ per week		Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
Glasgow City		-2	-7	-10	-15	-22	-
Highland		-	-4	-6	-10	-14	-
Inverclyde		-	-6	-6	-15	-20	-
Midlothian		-6	-6	-8	-19	-28	-
North Ayrshire		-	-6	-6	-10	-12	-
North Lanarkshire		-	-6	-6	-11	-16	-
Orkney Islands		-	-4	-6	-7	-	-
Perth and Kinross		-	-6	-10	-7	-13	-
Renfrewshire		-	-6	-6	-14	-14	-
Scottish Borders		-	-6	-7	-10	-11	-
Shetland Islands		-	-5	-6	-	-	-
South Ayrshire		-	-6	-6	-10	-11	-
South Lanarkshire		-	-6	-5	-9	-10	-22
Stirling		-6	-6	-8	-9	-11	-
West Dunbartonshire		-	-4	-	-11	-	-

Notes

- Source: Estimates based on the March 2010 Single Housing Benefit Extract.
- These tables should be read in conjunction with Table 23 (LHA caseload) and Table 24 (average LHA awards) at the end of the document.
- Figures are rounded to the nearest pound.
- A dash "-" indicates nil or negligible loss, or fewer than 5 cases are affected.
- 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.

Section 4: Impact of measures in isolation – restrict LHA levels to the 4-bedroom rate and apply maximum weekly caps

Table 16: Impact of the measure for various groups

	Analysis based on an LHA caseload of:	Average maximum HB (March 2010), £/week	Estimate of number of losers	Estimate of percent of losers	Average loss per loser, £/week
National	939,220	126	21,060	2	-74
Shared Room	74,690	69	-	-	-
1-bedroom	387,740	107	3,230	1	-83
2-bedroom	328,250	139	8,290	3	-52
3-bedroom	112,550	164	2,900	3	-103
4-bedroom	27,900	201	1,080	4	-135
5-bedroom	8,100	260	5,570	69	-75
With dependants	450,650	151	16,970	4	-72
Without dependants	488,570	103	4,100	1	-83
On PCGC	51,820	110	850	2	-89
On IS/ESA(IR)	308,540	132	9,420	3	-79
On JSA(IB)	206,470	109	2,560	1	-77
Others	372,390	133	8,240	2	-67
East Midlands	59,100	99	310	1	-36
East of England	71,010	124	340	-	-56
London	159,370	204	17,410	11	-81
North East	45,160	96	240	1	-37
North West	131,180	102	700	1	-36
Scotland	51,060	106	110	-	-51
South East	123,000	138	520	-	-75
South West	83,180	117	310	-	-47
Wales	48,710	95	200	-	-34
West Midlands	80,140	107	520	1	-30
Yorkshire and the Humber	87,310	93	400	-	-25
Not losing	918,150	121	-	-	-
Losses of £0-£5	1,100	283	1,100		-3
Losses of £5-£10	3,900	298	3,900		-10
Losses of £10-£15	670	285	670		-14
Losses of £15-£20	500	217	500	100, by definition	-17
Losses of £20-£30	1,420	257	1,420		-26
Losses of £30-£40	3,480	322	3,480		-39
Losses over £40	9,990	419	9,990		-133

- 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.

Table 17: Distribution of losses by Government Office Region (GOR)

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	99	0	0	0	0	0	0	0
East of England	100	0	0	0	0	0	0	0
London	89	1	2	0	0	0	2	5
North East	99	0	0	0	0	0	0	0
North West	99	0	0	0	0	0	0	0
Scotland	100	0	0	0	0	0	0	0
South East	100	0	0	0	0	0	0	0
South West	100	0	0	0	0	0	0	0
Wales	100	0	0	0	0	0	0	0
West Midlands	99	0	0	0	0	0	0	0
Yorkshire and the Humber	100	0	0	0	0	0	0	0

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

Table 18: Impact of restricting LHA levels to the 4-bedroom rate and apply maximum weekly caps – caseload

Table 18: Estimated number of LHA recipients losing or notationally losing	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
County Durham UA	-	-	-	-	-	30 (50%)
Darlington UA	-	-	-	-	-	10 (71%)
Hartlepool UA	-	-	-	-	-	30 (82%)
Middlesbrough UA	-	-	-	-	-	20 (50%)
Northumberland UA	-	-	-	-	-	10 (35%)
Redcar and Cleveland UA	-	-	-	-	-	10 (47%)
Stockton-on-Tees UA	-	-	-	-	-	20 (77%)
Gateshead	-	-	-	-	-	10 (70%)
Newcastle upon Tyne	-	-	-	-	-	30 (84%)
North Tyneside	-	-	-	-	-	10 (80%)
South Tyneside	-	-	-	-	-	-
Sunderland	-	-	-	-	-	50 (79%)
Blackburn with Darwen UA	-	-	-	-	-	20 (67%)
Blackpool UA	-	-	-	-	-	80 (79%)
Cheshire East UA	-	-	-	-	-	10 (56%)
Cheshire West and Chester UA	-	-	-	-	-	10 (81%)
Halton UA	-	-	-	-	-	10 (63%)
Warrington UA	-	-	-	-	-	10 (56%)
Allerdale	-	-	-	-	-	-
Barrow-in-Furness	-	-	-	-	-	-
Carlisle	-	-	-	-	-	-
Copeland	-	-	-	-	-	-
South Lakeland	-	-	-	-	-	-
Bolton	-	-	-	-	-	20 (40%)
Bury	-	-	-	-	-	10 (61%)
Manchester	-	-	-	-	-	100 (60%)
Oldham	-	-	-	-	-	20 (45%)
Rochdale	-	-	-	-	-	20 (38%)
Salford	-	-	-	-	-	50 (62%)
Stockport	-	-	-	-	-	20 (67%)
Tameside	-	-	-	-	-	10 (38%)
Trafford	-	-	-	-	-	20 (84%)
Wigan	-	-	-	-	-	10 (44%)
Burnley	-	-	-	-	-	-
Chorley	-	-	-	-	-	10 (100%)
Fylde	-	-	-	-	-	-
Hyndburn	-	-	-	-	-	20 (81%)
Lancaster	-	-	-	-	-	10 (50%)
Pendle	-	-	-	-	-	10 (50%)
Preston	-	-	-	-	-	-
Ribble Valley	-	-	-	-	-	10 (100%)
Rossendale	-	-	-	-	-	10 (78%)
South Ribble	-	-	-	-	-	-
West Lancashire	-	-	-	-	-	10 (56%)

Table 18: Estimated number of LHA recipients losing or notationally losing	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
Wyre	-	-	-	-	-	10 (70%)
Knowsley	-	-	-	-	-	20 (84%)
Liverpool	-	-	-	-	-	70 (72%)
Sefton	-	-	-	-	-	20 (43%)
St. Helens	-	-	-	-	-	10 (39%)
Wirral	-	-	-	-	-	70 (83%)
East Riding of Yorkshire	-	-	-	-	-	20 (70%)
Kingston upon Hull, City of UA	-	-	-	-	-	30 (62%)
North East Lincolnshire UA	-	-	-	-	-	20 (60%)
North Lincolnshire UA	-	-	-	-	-	10 (61%)
York UA	-	-	-	-	-	-
Craven	-	-	-	-	-	-
Hambleton	-	-	-	-	-	-
Harrogate	-	-	-	-	-	-
Scarborough	-	-	-	-	-	10 (100%)
Selby	-	-	-	-	-	-
Barnsley	-	-	-	-	-	10 (60%)
Doncaster	-	-	-	-	-	20 (50%)
Rotherham	-	-	-	-	-	10 (41%)
Sheffield	-	-	-	-	-	30 (64%)
Bradford	-	-	-	-	-	70 (70%)
Calderdale	-	-	-	-	-	20 (56%)
Kirklees	-	-	-	-	-	40 (69%)
Leeds	-	-	-	-	-	110 (83%)
Wakefield	-	-	-	-	-	10 (53%)
Derby UA	-	-	-	-	-	20 (54%)
Leicester UA	-	-	-	-	-	90 (53%)
Leicestershire UA	-	-	-	-	-	40 (56%)
Nottingham UA	-	-	-	-	-	-
Rutland UA	-	-	-	-	-	-
Amber Valley	-	-	-	-	-	-
Bolsover	-	-	-	-	-	-
Chesterfield	-	-	-	-	-	10 (100%)
Derbyshire Dales	-	-	-	-	-	-
Derbyshire Dales	-	-	-	-	-	10 (64%)
Erewash	-	-	-	-	-	-
High Peak	-	-	-	-	-	-
North East Derbyshire	-	-	-	-	-	-
South Derbyshire	-	-	-	-	-	-
Blaby	-	-	-	-	-	10 (83%)
Charnwood	-	-	-	-	-	10 (56%)
Harborough	-	-	-	-	-	-
Hinckley and Bosworth	-	-	-	-	-	-
Melton	-	-	-	-	-	-
North West Leicestershire	-	-	-	-	-	-
Oadby and Wigston	-	-	-	-	-	-
Boston	-	-	-	-	-	-
East Lindsey	-	-	-	-	-	10 (76%)

Table 18: Estimated number of LHA recipients losing or notionally losing							Table 18: Estimated number of LHA recipients losing or notionally losing							
1-bed	2-bed	3-bed	4-bed	5-bed	Shared room		1-bed	2-bed	3-bed	4-bed	5-bed	Shared room		
-	-	-	-	10 (60%)	-	North Kesteven	-	-	-	-	-	-	Bedford UA	20 (84%)
-	-	-	-	-	-	South Holland	-	-	-	-	-	-	Central Bedfordshire UA	10 (100%)
-	-	-	-	-	-	South Kesteven	-	-	-	-	-	-	Luton UA	40 (64%)
-	-	-	-	10 (63%)	-	West Lindsey	-	-	-	-	-	-	Peterborough UA	50 (85%)
-	-	-	-	10 (83%)	-	Corby	-	-	-	-	-	-	Southend-on-Sea UA	20 (63%)
-	-	-	-	-	-	Daventry	-	-	-	-	-	-	Thurrock UA	10 (74%)
-	-	-	-	-	-	East Northamptonshire	-	-	-	-	-	-	Cambridge	-
-	-	-	-	10 (80%)	-	Kettering	-	-	-	-	-	-	East Cambridgeshire	10 (67%)
-	-	-	-	20 (61%)	-	Northampton	-	-	-	-	-	-	Fenland	10 (69%)
-	-	-	-	-	-	South Northamptonshire	-	-	-	-	-	-	Huntingdonshire	10 (67%)
-	-	-	-	-	-	Wellingborough	-	-	-	-	-	-	South Cambridgeshire	-
-	-	-	-	-	-	Ashfield	-	-	-	-	-	-	Basildon	10 (67%)
-	-	-	-	-	-	Bassetlaw	-	-	-	-	-	-	Braintree	-
-	-	-	-	-	-	Broxtowe	-	-	-	-	-	-	Brentwood	-
-	-	-	-	-	-	Gedling	-	-	-	-	-	-	Castle Point	10 (83%)
-	-	-	-	-	-	Mansfield	-	-	-	-	-	-	Chelmsford	-
-	-	-	-	-	-	Newark and Sherwood	-	-	-	-	-	-	Colchester	20 (80%)
-	-	-	-	-	-	Rushcliffe	-	-	-	-	-	-	Epping Forest	-
-	-	-	-	10 (100%)	-	Herefordshire, County of UA	-	-	-	-	-	-	Harlow	-
-	-	-	-	10 (86%)	-		-	-	-	-	-	-	Maldon	-
-	-	-	-	10 (67%)	-	Shropshire UA	-	-	-	-	-	-	Rochford	10 (88%)
-	-	-	-	10 (43%)	-	Stoke-on-Trent UA	-	-	-	-	-	-	Tending	30 (82%)
-	-	-	-	30 (73%)	-	Telford and Wrekin UA	-	-	-	-	-	-	Uttlesford	-
-	-	-	-	-	-	Cannock Chase	-	-	-	-	-	-	Broxbourne	10 (100%)
-	-	-	-	-	-	East Staffordshire	-	-	-	-	-	-	Dacorum	-
-	-	-	-	10 (40%)	-	Lichfield	-	-	-	-	-	-	East Hertfordshire	-
-	-	-	-	-	-	Newcastle-under-Lyme	-	-	-	-	-	-	North Hertfordshire	-
-	-	-	-	-	-	South Staffordshire	-	-	-	-	-	-	St Albans	-
-	-	-	-	-	-	Stafford	-	-	-	-	-	-	Stevenage	-
-	-	-	-	-	-	Staffordshire Moorlands	-	-	-	-	-	-	Three Rivers	-
-	-	-	-	-	-	Tamworth	-	-	-	-	-	-	Watford	-
-	-	-	-	-	-	North Warwickshire	-	-	-	-	-	-	Welwyn Hatfield	-
-	-	-	-	10 (45%)	-	Nuneaton and Bedworth	-	-	-	-	-	-	Breckland	10 (64%)
-	-	-	-	-	-	Rugby	-	-	-	-	-	-	Broadland	10 (83%)
-	-	-	-	-	-	Stratford-on-Avon	-	-	-	-	-	-	Great Yarmouth	20 (77%)
-	-	-	-	-	-	Warwick	-	-	-	-	-	-	King s Lynn and West Norfolk	10 (73%)
-	-	-	-	180 (56%)	-	Birmingham	-	-	-	-	-	-	Norfolk	10 (55%)
-	-	-	-	100 (57%)	-	Coventry	-	-	-	-	-	-	Norwich	-
-	-	-	-	30 (69%)	-	Dudley	-	-	-	-	-	-	South Norfolk	-
-	-	-	-	40 (56%)	-	Sandwell	-	-	-	-	-	-	Babergh	-
-	-	-	-	10 (61%)	-	Solihull	-	-	-	-	-	-	Forest Heath	-
-	-	-	-	30 (70%)	-	Walsall	-	-	-	-	-	-	Ipswich	-
-	-	-	-	30 (65%)	-	Wolverhampton	-	-	-	-	-	-	Mid Suffolk	10 (67%)
-	-	-	-	-	-	Bromsgrove	-	-	-	-	-	-	St Edmundsbury	-
-	-	-	-	-	-	Malvern Hills	-	-	-	-	-	-	Suffolk Coastal	10 (83%)
-	-	-	-	-	-	Redditch	-	-	-	-	-	-	Waveney	10 (64%)
-	-	-	-	-	-	Worcester	-	-	-	-	-	-	Camden	210 (17%)
-	-	-	-	-	-	Wychavon	-	-	-	-	-	-	City of London	590 (80%)
-	-	-	-	-	-	Wyre Forest	-	-	-	-	-	-	Hackney	10 (82%)
-	-	-	-	-	-		-	-	-	-	-	-		10 (0%)
-	-	-	-	-	-		-	-	-	-	-	-		1,020 (60%)
-	-	-	-	-	-		-	-	-	-	-	-		290 (53%)
-	-	-	-	-	-		-	-	-	-	-	-		100 (60%)
-	-	-	-	-	-		-	-	-	-	-	-		150 (95%)

Table 18: Estimated number of LHA recipients losing or notationally losing		Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
Hammersmith and Fulham	-	-	10 (1%)	520 (74%)	120 (78%)	40 (90%)	20 (100%)
Haringey	-	-	-	60 (2%)	10 (1%)	-	80 (83%)
Islington	-	-	70 (3%)	450 (72%)	110 (82%)	30 (83%)	20 (94%)
Kensington and Chelsea	-	-	890 (74%)	570 (92%)	140 (97%)	40 (92%)	10 (100%)
Lambeth	-	-	-	30 (2%)	10 (2%)	30 (33%)	30 (79%)
Lewisham	-	-	-	-	-	40 (13%)	80 (58%)
Newham	-	-	-	-	-	-	90 (79%)
Southwark	-	-	-	-	-	20 (38%)	10 (67%)
Tower Hamlets	-	-	-	730 (73%)	200 (59%)	20 (31%)	20 (63%)
Wandsworth	-	-	-	1,060 (48%)	420 (48%)	170 (51%)	140 (73%)
Westminster	-	-	2,030 (82%)	1,270 (93%)	530 (97%)	130 (95%)	50 (94%)
Barking and Dagenham	-	-	-	-	-	-	30 (71%)
Barnet	-	-	-	180 (6%)	110 (11%)	30 (9%)	120 (93%)
Bexley	-	-	-	-	-	-	20 (68%)
Brent	-	-	-	1,180 (37%)	480 (36%)	200 (40%)	210 (88%)
Bromley	-	-	-	-	-	-	30 (97%)
Croydon	-	-	-	-	-	10 (2%)	70 (71%)
Ealing	-	-	-	520 (20%)	210 (20%)	90 (30%)	120 (84%)
Enfield	-	-	-	-	-	-	90 (72%)
Greenwich	-	-	-	-	-	-	30 (64%)
Harrow	-	-	-	-	-	-	90 (70%)
Havering	-	-	-	-	-	-	10 (67%)
Hillingdon	-	-	-	-	-	-	70 (76%)
Hounslow	-	-	-	80 (5%)	30 (4%)	30 (16%)	50 (74%)
Kingston Upon Thames	-	-	-	-	-	30 (32%)	20 (79%)
Merton	-	-	-	10 (1%)	10 (2%)	10 (6%)	30 (68%)
Redbridge	-	-	-	-	-	-	130 (83%)
Richmond Upon Thames	-	-	-	50 (7%)	10 (8%)	20 (43%)	10 (70%)
Sutton	-	-	-	-	-	-	10 (67%)
Waltham Forest	-	-	-	-	-	-	70 (79%)
Bracknell Forest UA	-	-	-	-	-	-	10 (100%)
Brighton and Hove UA	-	-	-	-	-	-	20 (71%)
Isle of Wight UA	-	-	-	-	-	-	10 (80%)
Medway UA	-	-	-	-	-	-	30 (56%)
Milton Keynes UA	-	-	-	-	-	-	40 (78%)
Portsmouth UA	-	-	-	-	-	-	20 (75%)
Reading UA	-	-	-	-	-	-	10 (82%)
Slough UA	-	-	-	-	-	-	50 (74%)
Southampton UA	-	-	-	-	-	-	20 (43%)
West Berkshire UA	-	-	-	-	-	-	10 (60%)
Windsor and Maidenhead UA	-	-	-	-	-	-	-
Wokingham UA	-	-	-	-	-	-	10 (71%)
Aylesbury Vale	-	-	-	-	-	-	-
Chiltern	-	-	-	-	-	-	-
South Bucks	-	-	-	-	-	-	10 (100%)
Wycombe	-	-	-	-	-	-	10 (46%)
Eastbourne	-	-	-	-	-	-	10 (63%)

Table 18: Estimated number of LHA recipients losing or notationally losing		Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
Hastings	-	-	-	-	-	-	20 (78%)
Lewes	-	-	-	-	-	-	10 (71%)
Rother	-	-	-	-	-	-	10 (90%)
Wealden	-	-	-	-	-	-	-
Basingstoke and Deane	-	-	-	-	-	-	10 (100%)
East Hampshire	-	-	-	-	-	-	-
Eastleigh	-	-	-	-	-	-	-
Fareham	-	-	-	-	-	-	-
Gosport	-	-	-	-	-	-	10 (56%)
Hart	-	-	-	-	-	-	-
Havant	-	-	-	-	-	-	10 (55%)
New Forest	-	-	-	-	-	-	10 (100%)
Rushmoor	-	-	-	-	-	-	-
Test Valley	-	-	-	-	-	-	-
Winchester	-	-	-	-	-	-	-
Ashford	-	-	-	-	-	-	10 (75%)
Canterbury	-	-	-	-	-	-	10 (70%)
Dartford	-	-	-	-	-	-	-
Dover	-	-	-	-	-	-	-
Gravesham	-	-	-	-	-	-	10 (50%)
Maldstone	-	-	-	-	-	-	10 (71%)
Sevenoaks	-	-	-	-	-	-	10 (100%)
Shepway	-	-	-	-	-	-	20 (80%)
Swale	-	-	-	-	-	-	10 (50%)
Thanet	-	-	-	-	-	-	30 (82%)
Tonbridge and Malling	-	-	-	-	-	-	-
Tunbridge Wells	-	-	-	-	-	-	-
Cherwell	-	-	-	-	-	-	-
Oxford	-	-	-	-	-	-	20 (77%)
South Oxfordshire	-	-	-	-	-	-	-
Vale of White Horse	-	-	-	-	-	-	-
West Oxfordshire	-	-	-	-	-	-	-
Elmbridge	-	-	-	-	-	-	-
Epsom and Ewell	-	-	-	-	-	-	10 (100%)
Guildford	-	-	-	-	-	-	10 (60%)
Mole Valley	-	-	-	-	-	-	-
Reigate and Banstead	-	-	-	-	-	-	-
Runnymede	-	-	-	-	-	-	-
Spelthorne	-	-	-	-	-	-	-
Surrey Heath	-	-	-	-	-	-	-
Tandridge	-	-	-	-	-	-	-
Waverley	-	-	-	-	-	-	10 (78%)
Woking	-	-	-	-	-	-	-
Adur	-	-	-	-	-	-	-
Arun	-	-	-	-	-	-	10 (67%)
Chichester	-	-	-	-	-	-	-
Crawley	-	-	-	-	-	-	10 (33%)
Horsham	-	-	-	-	-	-	-
Mid Sussex	-	-	-	-	-	-	-

Table 18: Estimated number of LHA recipients losing or notionally losing						Table 18: Estimated number of LHA recipients losing or notionally losing											
1-bed	2-bed	3-bed	4-bed	5-bed	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed	
Worthing						Swansea / Abertawe											10 (68%)
Bath and North East Somerset UA						Neath Port Talbot / Castell-nedd Port Talbot											20 (100%)
Bournemouth UA				20 (84%)		Bridgend / Pen-y-bont ar Ogwr											10 (42%)
Bristol, City of UA				50 (81%)		The Vale of Glamorgan / Bro Morgannwg											10 (56%)
Cornwall UA				40 (70%)		Cardiff / Caerdydd											40 (74%)
North Somerset UA				10 (80%)		Rhondda, Cynon, Taf / Rhondda, Cynon, Taf											10 (58%)
Plymouth UA				10 (75%)		Merthyr Tydfil / Merthyr Tudful											10 (83%)
South Gloucestershire UA				10 (93%)		Caerphilly / Caerffili											10 (50%)
Swindon UA				20 (79%)		Blaenau Gwent / Blaenau Gwent											10 (64%)
Torbay UA				10 (86%)		Torfaen / Tor-faen											-
Wiltshire UA				10 (64%)		Monmouthshire / Sir Fynwy											10 (75%)
East Devon				10 (63%)		Newport / Casnewydd											10 (68%)
Exeter				-		Aberdeen City											-
Mid Devon				-		Aberdeenshire											-
North Devon				-		Angus											-
South Hams				-		Argyll and Bute											-
Torridge				-		Glackmannanshire											-
West Devon				-		Dumfries and Galloway											-
Christchurch				-		Dumfries and Galloway											-
East Dorset				-		Dumfries and Galloway											-
North Dorset				-		Dumfries and Galloway											-
Purbeck				-		Dumfries and Galloway											-
West Dorset				-		Dumfries and Galloway											-
Weymouth and Portland				-		Dumfries and Galloway											-
Cheltenham				-		Dumfries and Galloway											-
Cotswold				-		Dumfries and Galloway											-
Gloucester				-		Dumfries and Galloway											-
Stroud				-		Dumfries and Galloway											-
Tewkesbury				-		Dumfries and Galloway											-
Mendip				-		Dumfries and Galloway											-
South Somerset				-		Dumfries and Galloway											-
Taunton Deane				-		Dumfries and Galloway											-
West Somerset				-		Dumfries and Galloway											-
Isle of Anglesey / Ynys Môn				-		Dumfries and Galloway											-
Gwynedd / Gwynedd				-		Dumfries and Galloway											-
Conwy / Conwy				-		Dumfries and Galloway											-
Denbighshire / Sir Ddinbych				-		Dumfries and Galloway											-
Flintshire / Sir y Fflint				-		Dumfries and Galloway											-
Wrexham / Wrecsam				-		Dumfries and Galloway											-
Powys / Powys				-		Dumfries and Galloway											-
Ceredigion / Ceredigion				-		Dumfries and Galloway											-
Pembrokeshire / Sir Benfro				-		Dumfries and Galloway											-
Cardiganshire / Sir Gaerfyrddin				-		Dumfries and Galloway											-
Gaerfyrddin				-		Dumfries and Galloway											-

Notes:

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

- These tables should be read in conjunction with Table 23 (LHA caseload) and Table 24 (average LHA awards) at the end of the document.
- Figures are rounded to the nearest 10 cases.
- A dash "-" indicates nil or negligible.
- 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.
- All figures should be treated as indicative.

Table 19: Impact of restricting LHA levels to the 4-bedroom rate and apply maximum weekly caps – average loss per loser

loser or notional loser, £ per week	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
County Durham UA	-	-	-	-	-	-36
Darlington UA	-	-	-	-	-	-20
Hartlepool UA	-	-	-	-	-	-41
Middlesbrough UA	-	-	-	-	-	-37
Northumberland UA	-	-	-	-	-	-35
Redcar and Cleveland UA	-	-	-	-	-	-31
Stockton-on-Tees UA	-	-	-	-	-	-42
Gateshead	-	-	-	-	-	-32
Newcastle upon Tyne	-	-	-	-	-	-36
North Tyneside	-	-	-	-	-	-34
South Tyneside	-	-	-	-	-	-
Sunderland	-	-	-	-	-	-41
Blackburn with Darwen UA	-	-	-	-	-	-18
Blackpool UA	-	-	-	-	-	-30
Cheshire East UA	-	-	-	-	-	-90
Cheshire West and Chester UA	-	-	-	-	-	-41
Halton UA	-	-	-	-	-	-54
Warrington UA	-	-	-	-	-	-54
Allerdale	-	-	-	-	-	-
Barrow-in-Furness	-	-	-	-	-	-
Carlisle	-	-	-	-	-	-
Copeland	-	-	-	-	-	-
South Lakeland	-	-	-	-	-	-
Bolton	-	-	-	-	-	-31
Bury	-	-	-	-	-	-30
Manchester	-	-	-	-	-	-42
Oldham	-	-	-	-	-	-35
Rochdale	-	-	-	-	-	-21
Salford	-	-	-	-	-	-47
Stockport	-	-	-	-	-	-55
Tameside	-	-	-	-	-	-33
Trafford	-	-	-	-	-	-67
Wigan	-	-	-	-	-	-13
Burnley	-	-	-	-	-	-
Chorley	-	-	-	-	-	-
Fylde	-	-	-	-	-	-33
Hyndburn	-	-	-	-	-	-
Lancaster	-	-	-	-	-	-17
Pendle	-	-	-	-	-	-31
Preston	-	-	-	-	-	-23
Ribble Valley	-	-	-	-	-	-
Rossendale	-	-	-	-	-	-20
South Ribble	-	-	-	-	-	-36
West Lancashire	-	-	-	-	-	-9
Wyre	-	-	-	-	-	-26
Knowsley	-	-	-	-	-	-30
Liverpool	-	-	-	-	-	-48
Sefton	-	-	-	-	-	-18

loser or notional loser, £ per week	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
St. Helens	-	-	-	-	-	-34
Wirral	-	-	-	-	-	-24
East Riding of Yorkshire UA	-	-	-	-	-	-26
Kingson upon Hull, City of UA	-	-	-	-	-	-30
North East Lincolnshire UA	-	-	-	-	-	-22
North Lincolnshire UA	-	-	-	-	-	-34
York UA	-	-	-	-	-	-
Craven	-	-	-	-	-	-
Hambleton	-	-	-	-	-	-
Harrogate	-	-	-	-	-	-
Scarborough	-	-	-	-	-	-27
Selby	-	-	-	-	-	-
Barnsley	-	-	-	-	-	-18
Doncaster	-	-	-	-	-	-31
Rotherham	-	-	-	-	-	-19
Sheffield	-	-	-	-	-	-35
Bradford	-	-	-	-	-	-16
Calderdale	-	-	-	-	-	-20
Kirklees	-	-	-	-	-	-28
Leeds	-	-	-	-	-	-21
Wakefield	-	-	-	-	-	-37
Derby UA	-	-	-	-	-	-35
Leicester UA	-	-	-	-	-	-38
Nottingham UA	-	-	-	-	-	-41
Rutland UA	-	-	-	-	-	-
Amber Valley	-	-	-	-	-	-
Bolsover	-	-	-	-	-	-
Chesterfield	-	-	-	-	-	-27
Derbyshire Dales	-	-	-	-	-	-
Erewash	-	-	-	-	-	-27
High Peak	-	-	-	-	-	-
North East Derbyshire	-	-	-	-	-	-
South Derbyshire	-	-	-	-	-	-
Blaby	-	-	-	-	-	-22
Charnwood	-	-	-	-	-	-52
Harborough	-	-	-	-	-	-
Hinckley and Bosworth	-	-	-	-	-	-
Melton	-	-	-	-	-	-
North West Leicestershire	-	-	-	-	-	-
Oadby and Wigston	-	-	-	-	-	-
Boston	-	-	-	-	-	-
East Lindsey	-	-	-	-	-	-18
North Kesteven	-	-	-	-	-	-36
South Holland	-	-	-	-	-	-
South Kesteven	-	-	-	-	-	-
West Lindsey	-	-	-	-	-	-28
Corby	-	-	-	-	-	-24
Daventry	-	-	-	-	-	-
East Northamptonshire	-	-	-	-	-	-
Kettering	-	-	-	-	-	-46
Northampton	-	-	-	-	-	-44

Table 19: Estimated average loss per loser or notional loser, £ per week		Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
South Northamptonshire		-	-	-	-	-	-
Wellingborough		-	-	-	-	-	-48
Ashfield		-	-	-	-	-	-
Bassetlaw		-	-	-	-	-	-26
Broxtowe		-	-	-	-	-	-
Gedling		-	-	-	-	-	-
Mansfield		-	-	-	-	-	-
Newark and Sherwood		-	-	-	-	-	-
Rushcliffe		-	-	-	-	-	-50
Herefordshire, County of UA		-	-	-	-	-	-
Shropshire UA		-	-	-	-	-	-38
Stoke-on-Trent UA		-	-	-	-	-	-31
Telford and Wrekin UA		-	-	-	-	-	-44
Cannock Chase		-	-	-	-	-	-
East Staffordshire		-	-	-	-	-	-49
Lichfield		-	-	-	-	-	-
Newcastle-under-Lyme		-	-	-	-	-	-
South Staffordshire		-	-	-	-	-	-
Stafford		-	-	-	-	-	-
Staffordshire Moorlands		-	-	-	-	-	-
Tamworth		-	-	-	-	-	-
North Warwickshire		-	-	-	-	-	-
Nuneaton and Bedworth		-	-	-	-	-	-35
Rugby		-	-	-	-	-	-
Stratford-on-Avon		-	-	-	-	-	-
Warwick		-	-	-	-	-	-
Birmingham		-	-	-	-	-	-29
Coventry		-	-	-	-	-	-26
Dudley		-	-	-	-	-	-22
Sandwell		-	-	-	-	-	-24
Solihull		-	-	-	-	-	-63
Walsall		-	-	-	-	-	-23
Wolverhampton		-	-	-	-	-	-24
Bromsgrove		-	-	-	-	-	-
Malvern Hills		-	-	-	-	-	-
Redditch		-	-	-	-	-	-
Worcester		-	-	-	-	-	-
Wychevon		-	-	-	-	-	-
Wyre Forest		-	-	-	-	-	-
Bedford UA		-	-	-	-	-	-94
Central Bedfordshire UA		-	-	-	-	-	-35
Luton UA		-	-	-	-	-	-43
Peterborough UA		-	-	-	-	-	-41
Southend-on-Sea UA		-	-	-	-	-	-66
Thurrock UA		-	-	-	-	-	-83
Cambridge		-	-	-	-	-	-
East Cambridgeshire		-	-	-	-	-	-
Fenland		-	-	-	-	-	-
Huntingdonshire		-	-	-	-	-	-37
South Cambridgeshire		-	-	-	-	-	-60
Basildon		-	-	-	-	-	-82

Table 19: Estimated average loss per loser or notional loser, £ per week		Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
Braintree		-	-	-	-	-	-
Brentwood		-	-	-	-	-	-
Castle Point		-	-	-	-	-	-85
Chelmsford		-	-	-	-	-	-
Colchester		-	-	-	-	-	-48
Epping Forest		-	-	-	-	-	-
Harlow		-	-	-	-	-	-
Maldon		-	-	-	-	-	-
Rochford		-	-	-	-	-	-56
Tendring		-	-	-	-	-	-48
Uttlesford		-	-	-	-	-	-
Broxbourne		-	-	-	-	-	-80
Dacorum		-	-	-	-	-	-
East Hertfordshire		-	-	-	-	-	-
North Hertfordshire		-	-	-	-	-	-
St Albans		-	-	-	-	-	-
Stevenage		-	-	-	-	-	-
Three Rivers		-	-	-	-	-	-
Watford		-	-	-	-	-	-
Weiwyn Hatfield		-	-	-	-	-	-
Breckland		-	-	-	-	-	-49
Broadland		-	-	-	-	-	-41
Great Yarmouth		-	-	-	-	-	-26
King's Lynn and West Norfolk		-	-	-	-	-	-30
Norwich		-	-	-	-	-	-26
South Norfolk		-	-	-	-	-	-
Babergh		-	-	-	-	-	-
Forest Heath		-	-	-	-	-	-
Ipswich		-	-	-	-	-	-55
Mid Suffolk		-	-	-	-	-	-
St Edmundsbury		-	-	-	-	-	-
Suffolk Coastal		-	-	-	-	-	-37
Waveney		-	-	-	-	-	-36
Camden		-	-67	-62	-106	-158	-262
City of London		-	-74	-10	-12	-29	-
Hackney		-	-55	-15	-50	-128	-131
Hammersmith and Fulham		-	-58	-36	-63	-103	-282
Haringey		-	-73	-43	-88	-134	-103
Islington		-	-84	-158	-290	-417	-283
Kensington and Chelsea		-	-	-9	-37	-12	-641
Lambeth		-	-	-	-	-	-126
Lewisham		-	-	-	-	-3	-100
Newham		-	-	-	-	-	-48
Southwark		-	-	-	-	-3	-140
Tower Hamlets		-	-	-9	-10	-29	-79
Wandsworth		-	-	-	-33	-94	-202
Westminster		-	-85	-149	-269	-392	-659
Barking and Dagenham		-	-	-	-	-	-66
Barnet		-	-	-33	-70	-123	-88
Bexley		-	-	-	-	-	-75
Brent		-	-	-37	-73	-142	-189

	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
Bromley	-	-	-	-	-	-73
Croydon	-	-	-	-	-3	-84
Ealing	-	-	-20	-58	-113	-157
Enfield	-	-	-	-	-	-84
Greenwich	-	-	-	-	-	-71
Harrow	-	-	-	-	-	-74
Havering	-	-	-	-	-	-81
Hillingdon	-	-	-	-	-	-51
Hounslow	-	-	-10	-38	-49	-87
Kingston Upon Thames	-	-	-7	-36	-21	-137
Merton	-	-	-	-	-	-93
Redbridge	-	-	-	-	-	-84
Richmond Upon Thames	-	-	-9	-35	-21	-115
Sutton	-	-	-	-	-	-66
Waltham Forest	-	-	-	-	-	-58
Bracknell Forest UA	-	-	-	-	-	-57
Brighton and Hove UA	-	-	-	-	-	-38
Isle of Wight UA	-	-	-	-	-	-49
Medway UA	-	-	-	-	-	-48
Milton Keynes UA	-	-	-	-	-	-56
Portsmouth UA	-	-	-	-	-	-41
Reading UA	-	-	-	-	-	-90
Slough UA	-	-	-	-	-	-181
Southampton UA	-	-	-	-	-	-55
West Berkshire UA	-	-	-	-	-	-86
Windsor and Maidenhead UA	-	-	-	-	-	-74
Wokingham UA	-	-	-	-	-	-
Aylesbury Vale	-	-	-	-	-	-
Chiltern	-	-	-	-	-	-
South Bucks	-	-	-	-	-	-241
Wycombe	-	-	-	-	-	-59
Eastbourne	-	-	-	-	-	-62
Hastings	-	-	-	-	-	-47
Lewes	-	-	-	-	-	-60
Rother	-	-	-	-	-	-68
Wealden	-	-	-	-	-	-
Basingstoke and Deane	-	-	-	-	-	-55
East Hampshire	-	-	-	-	-	-
Eastleigh	-	-	-	-	-	-
Fareham	-	-	-	-	-	-48
Gosport	-	-	-	-	-	-
Hart	-	-	-	-	-	-47
Havant	-	-	-	-	-	-52
New Forest	-	-	-	-	-	-
Rushmoor	-	-	-	-	-	-
Test Valley	-	-	-	-	-	-
Winchester	-	-	-	-	-	-54
Ashford	-	-	-	-	-	-50
Canterbury	-	-	-	-	-	-
Dartford	-	-	-	-	-	-
Dover	-	-	-	-	-	-

	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
Gravesham	-	-	-	-	-	-64
Maldstone	-	-	-	-	-	-58
Sevenoaks	-	-	-	-	-	-91
Shepway	-	-	-	-	-	-45
Swale	-	-	-	-	-	-31
Thanet	-	-	-	-	-	-24
Tonbridge and Malling	-	-	-	-	-	-
Tunbridge Wells	-	-	-	-	-	-
Cherwell	-	-	-	-	-	-
Oxford	-	-	-	-	-	-74
South Oxfordshire	-	-	-	-	-	-
Vale of White Horse	-	-	-	-	-	-
West Oxfordshire	-	-	-	-	-	-
Elmbridge	-	-	-	-	-	-
Epsom and Ewell	-	-	-	-	-	-91
Guildford	-	-	-	-	-	-107
Mole Valley	-	-	-	-	-	-
Reigate and Banstead	-	-	-	-	-	-
Runnymede	-	-	-	-	-	-
Spelthorne	-	-	-	-	-	-
Surrey Heath	-	-	-	-	-	-
Tandridge	-	-	-	-	-	-
Waverley	-	-	-	-	-	-
Woking	-	-	-	-	-	-164
Adur	-	-	-	-	-	-
Arun	-	-	-	-	-	-27
Chichester	-	-	-	-	-	-
Crawley	-	-	-	-	-	-60
Horsham	-	-	-	-	-	-
Mid Sussex	-	-	-	-	-	-
Worthing	-	-	-	-	-	-
Bath and North East Somerset UA	-	-	-	-	-	-
Bournemouth UA	-	-	-	-	-	-69
Bristol, City of UA	-	-	-	-	-	-67
Cornwall UA	-	-	-	-	-	-36
North Somerset UA	-	-	-	-	-	-33
Plymouth UA	-	-	-	-	-	-57
Poole UA	-	-	-	-	-	-39
South Gloucestershire UA	-	-	-	-	-	-41
Swindon UA	-	-	-	-	-	-35
Torbay UA	-	-	-	-	-	-46
Wiltshire UA	-	-	-	-	-	-42
East Devon	-	-	-	-	-	-33
Exeter	-	-	-	-	-	-45
Mid Devon	-	-	-	-	-	-37
North Devon	-	-	-	-	-	-
South Hams	-	-	-	-	-	-
Torridge	-	-	-	-	-	-
West Devon	-	-	-	-	-	-
Christchurch	-	-	-	-	-	-
East Dorset	-	-	-	-	-	-37

Table 19: Estimated average loss per loser or notional loser, £ per week						
	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
North Dorset	-	-	-	-	-	-
Purbeck	-	-	-	-	-	-
West Dorset	-	-	-	-	-	-39
Weymouth and Portland	-	-	-	-	-	-31
Cheltenham	-	-	-	-	-	-73
Cotswold	-	-	-	-	-	-
Gloucester	-	-	-	-	-	-37
Stroud	-	-	-	-	-	-
Tewkesbury	-	-	-	-	-	-
Mendip	-	-	-	-	-	-
South Somerset	-	-	-	-	-	-51
Taunton Deane	-	-	-	-	-	-45
West Somerset	-	-	-	-	-	-
Isle of Anglesey / Ynys Môn	-	-	-	-	-	-35
Gwynedd / Gwynedd	-	-	-	-	-	-
Conwy / Conwy	-	-	-	-	-	-29
Denbighshire / Sir Ddinbych	-	-	-	-	-	-21
Flintshire / Sir y Flint	-	-	-	-	-	-44
Wrexham / Wrecsam	-	-	-	-	-	-59
Powys / Powys	-	-	-	-	-	-
Ceredigion / Ceredigion	-	-	-	-	-	-
Pembrokeshire / Sir Benfro	-	-	-	-	-	-21
Cardiganshire / Sir Gaerfyrddin	-	-	-	-	-	-34
Swansea / Abertawe	-	-	-	-	-	-52
Neath Port Talbot / Castell-nedd Port Talbot	-	-	-	-	-	-26
Bridgend / Pen-y-bont ar Ogwr	-	-	-	-	-	-25
The Vale of Glamorgan / Bro Morgannwg	-	-	-	-	-	-23
Cardiff / Caerdydd	-	-	-	-	-	-46
Rhondda, Cynon, Taf / Rhondda, Cynon, Taf	-	-	-	-	-	-25
Merthyr Tydfil / Merthyr Tudful	-	-	-	-	-	-28
Caerphilly / Caerffili	-	-	-	-	-	-23
Blaenau Gwent / Blaenau Gwent	-	-	-	-	-	-22
Torfaen / Tor-faen	-	-	-	-	-	-
Monmouthshire / Sir Fynwy	-	-	-	-	-	-33
Newport / Casnewydd	-	-	-	-	-	-40
Aberdeen City	-	-	-	-	-	-
Aberdeenshire	-	-	-	-	-	-
Angus	-	-	-	-	-	-
Argyll and Bute	-	-	-	-	-	-
Clackmannanshire	-	-	-	-	-	-
Dumfries and Galloway	-	-	-	-	-	-
Dundee City	-	-	-	-	-	-40
East Dunbartonshire	-	-	-	-	-	-
East Lothian	-	-	-	-	-	-
East Renfrewshire	-	-	-	-	-	-
Edinburgh, City of	-	-	-	-	-	-70
Eilean Siar	-	-	-	-	-	-
Fife	-	-	-	-	-	-24

Table 19: Estimated average loss per loser or notional loser, £ per week						
	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
Glasgow City	-	-	-	-	-	-53
Highland	-	-	-	-	-	-36
Inverclyde	-	-	-	-	-	-
Midlothian	-	-	-	-	-	-
North Ayrshire	-	-	-	-	-	-
North Lanarkshire	-	-	-	-	-	-
Orkney Islands	-	-	-	-	-	-
Perth and Kinross	-	-	-	-	-	-
Renfrewshire	-	-	-	-	-	-
Scottish Borders	-	-	-	-	-	-
Shetland Islands	-	-	-	-	-	-
South Ayrshire	-	-	-	-	-	-
South Lanarkshire	-	-	-	-	-	-56
Stirling	-	-	-	-	-	-
West Dunbartonshire	-	-	-	-	-	-

Notes:

- Source: Estimates based on the March 2010 Single Housing Benefit Extract.
- These tables should be read in conjunction with Table 23 (LHA caseload) and Table 24 (average LHA awards) at the end of the document.
- Figures are rounded to the nearest pound.
- A dash "-" indicates nil or negligible loss, or fewer than 5 cases are affected.
- 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.

Background information

Table 20: LHA rates calculated at the 30th percentile, England

Indicative LHA rates calculated at the 30 th percentile, by BRMA England	Pre-reform LHA rates (June 10)						Post-reform LHA rates (for June 10)				
	Shared	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Shared	1 Bed	2 Bed	3 Bed	4 Bed
Ashford	68	119	138	161	207	265	63	114	132	155	203
Aylesbury	79	127	155	196	299	351	74	117	144	183	276
Barnsley	59	75	91	104	150	150	57	70	86	92	127
Barrow-in-Furness	59	81	92	121	160	161	57	75	86	109	138
Basingstoke	67	127	160	184	265	345	62	121	150	173	229
Bath	71	137	173	196	267	353	69	127	155	173	229
Bedford	70	104	132	155	212	316	70	99	127	150	184
Birmingham	60	104	127	133	184	207	55	98	115	127	160
Black Country	64	91	112	127	160	173	55	85	104	115	144
Blackwater Valley	84	138	173	206	288	380	77	137	165	196	255
Bolton and Bury	49	86	104	114	161	201	45	81	92	109	148
Bournemouth	73	127	155	196	258	339	69	117	145	181	229
Bradford & South Dales	59	86	104	115	138	150	58	81	97	109	127
Brighton and Hove	83	150	190	253	322	411	78	138	173	227	299
Bristol	63	115	144	161	219	299	60	109	132	155	196
Bury St Edmunds	63	100	127	150	230	357	58	92	115	137	206
Cambridge	76	144	163	186	270	345	68	127	138	161	229
Canterbury	69	121	150	178	267	331	64	114	140	161	229
Central Greater Manchester	65	104	127	138	184	254	60	92	114	127	167
Central Lancs	48	92	115	132	173	201	44	87	109	121	150
Central London	141	350	480	700	1000	2000	138	310	415	600	800
Central Norfolk & Norwich	58	96	121	137	184	229	55	90	112	127	167
Chelmsford	86	127	150	183	252	339	75	115	143	173	219
Cheltenham	65	114	144	173	253	299	61	104	135	161	213
Cherwell Valley	72	127	150	177	229	345	63	118	144	161	207
Chesterfield	53	90	104	121	150	173	49	81	97	109	138
Chichester	73	133	166	201	276	390	68	127	155	187	253
Chilterns	84	138	178	219	345	621	73	127	165	201	288
Colchester	68	104	132	166	207	276	58	98	127	155	196
Coventry	62	104	114	127	173	207	60	91	104	121	150
Crawley & Reigate	83	137	173	213	299	420	74	132	166	196	276
Darlington	55	83	98	115	160	173	55	80	89	106	150
Derby	50	86	106	127	173	206	47	75	98	114	160
Doncaster	58	84	98	109	144	189	53	75	90	98	132
Dover-Shepway	58	96	127	150	196	265	55	89	115	138	173
Durham	67	81	92	104	141	196	53	69	86	98	127
East Cheshire	79	98	132	161	275	403	71	92	115	150	219
East Lancs	51	85	92	114	160	167	46	81	87	104	138
East Thames Valley	88	150	193	230	334	575	79	138	178	213	299
Eastbourne	74	115	150	178	230	299	68	109	144	173	207
Eastern Staffordshire	63	91	107	127	173	224	58	86	101	114	156
Exeter	79	115	144	171	219	345	72	106	131	150	196
Fylde Coast	66	91	124	138	180	218	60	85	114	132	160
Gloucester	67	94	121	144	193	219	58	86	114	137	178
Grantham & Newark	59	81	104	120	161	207	54	74	97	109	150
Greater Liverpool	58	92	115	127	160	224	50	86	104	115	144
Grimsby	56	75	92	98	138	170	53	70	86	92	127
Guildford	85	173	213	276	368	543	78	160	196	242	322
Halifax	65	86	104	115	160	184	58	77	98	109	150
Harlow & Stortford	78	127	160	201	276	380	70	121	150	184	239
Harrogate	68	109	137	160	219	345	63	104	127	150	190
Herefordshire	64	94	121	144	171	227	58	89	113	132	160
High Weald	78	137	173	224	345	483	70	127	161	201	299
Hull & East Riding	54	74	92	114	150	167	50	68	81	104	127
Huntingdon	73	104	127	150	219	282	68	100	121	144	196
Inner East London	103	235	300	350	430	550	91	210	265	315	400
Inner North London	103	245	330	425	575	700	77	215	290	370	478
Inner South East London	90	184	240	299	403	530	83	173	207	265	345
Inner South West London	115	231	300	380	550	775	103	210	276	334	460
Inner West London	107	240	304	395	525	813	94	220	277	334	450
Ipswich	58	96	116	137	183	253	55	91	109	127	161
Isle of Wight	67	98	127	155	196	253	54	91	115	150	173
Kendal	68	104	127	150	184	207	64	92	115	144	173

Indicative LHA rates calculated at the 30 th percentile, by BRMA England	Pre-reform LHA rates (June 10)					Post-reform LHA rates (for June 10)					
	Shared	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Shared	1 Bed	2 Bed	3 Bed	4 Bed
Kernow West	66	109	135	155	196	229	60	104	127	146	173
Kings Lynn	63	92	115	135	183	275	58	86	109	127	167
Kirklees	62	85	104	121	155	196	56	75	92	114	140
Lancaster	57	96	121	137	156	156	50	87	114	127	138
Leeds	68	109	127	150	206	305	63	98	115	135	173
Leicester	57	91	114	127	173	219	55	86	109	121	159
Lincoln	55	90	104	121	159	196	53	81	98	109	144
Lincolnshire Fens	57	91	110	127	155	161	49	81	104	115	144
Lowestoft & Great Yarmouth	65	87	109	121	155	184	62	81	102	112	144
Luton	58	115	138	161	196	276	53	110	132	155	183
Maidstone	73	121	150	183	230	299	68	114	144	173	207
Medway & Swale	64	109	137	155	229	276	62	101	127	144	200
Mendip	62	98	127	155	206	242	46	91	121	148	182
Mid & East Devon	73	98	127	150	196	233	67	91	115	144	173
Mid Dorset	68	104	130	160	206	237	66	98	123	155	186
Mid Staffs	69	98	115	137	184	229	59	91	110	127	171
Milton Keynes	71	121	150	173	230	311	66	114	138	161	213
Newbury	71	127	160	196	265	403	68	117	150	184	242
North Cheshire	60	94	110	132	183	253	55	91	104	121	161
North Cornwall & Devon Borders	62	98	127	144	173	207	57	91	115	137	161
North Cumbria	55	86	101	121	150	160	54	81	94	110	137
North Devon	68	97	121	144	173	207	60	91	114	132	161
North Nottingham	60	81	98	109	150	177	54	75	89	98	137
North West Kent	70	121	150	167	253	311	66	115	143	155	209
North West London	88	173	219	276	334	439	80	167	206	259	311
Northampton	55	104	127	138	190	247	50	97	121	132	173
Northants Central	58	86	109	127	167	207	58	81	101	115	150
Northumberland	64	80	92	114	150	173	59	75	86	104	138
Nottingham	64	91	114	127	172	206	59	75	104	115	144
Oldham & Rochdale	58	86	104	122	155	196	53	81	98	114	144
Outer East London	76	165	202	253	295	350	69	160	195	230	277
Outer North East London	71	150	190	230	299	426	63	144	178	207	276
Outer North London	88	178	230	288	380	520	74	170	219	276	346
Outer South East London	79	150	184	219	293	391	70	144	173	207	265
Outer South London	81	155	196	242	322	403	75	150	184	219	296
Outer South West London	92	190	253	299	403	577	83	178	219	276	345
Outer West London	85	167	207	253	311	345	78	161	196	230	276
Oxford	80	155	184	219	299	380	69	144	173	206	276
Peaks & Dales	71	92	115	133	166	247	64	87	109	127	150
Peterborough	59	92	115	137	183	230	55	89	109	127	161
Plymouth	68	101	127	148	196	276	64	92	115	137	178
Portsmouth	68	115	144	173	230	305	65	110	137	161	219
Reading	80	150	183	207	288	362	73	138	173	195	260
Richmond & Hambleton	67	91	115	137	174	242	65	86	109	127	160
Rotherham	59	81	100	114	150	201	59	78	91	104	137
Rugby & East	67	92	114	138	183	230	59	86	109	127	173
Salisbury	75	127	155	183	230	299	66	121	144	173	219
Scarborough	49	81	109	122	144	161	48	75	98	110	127
Scunthorpe	56	75	92	104	140	173	56	70	87	98	127
Sheffield	65	92	114	121	155	213	60	86	104	114	140
Shropshire	69	92	114	137	174	230	65	87	109	127	160
Solihull	69	115	149	167	253	356	63	114	137	150	219
South Cheshire	55	90	113	127	178	230	50	81	104	121	161
South Devon	67	99	130	155	196	253	63	92	120	145	183
South East Herts	76	138	178	219	293	444	69	136	167	201	272
South West Essex	74	127	160	184	276	345	68	115	150	173	230
South West Herts	83	155	196	242	391	575	75	144	184	213	334
Southampton	68	121	155	183	253	322	61	114	144	173	229
Southend	72	114	150	184	252	322	68	109	138	173	219
Southern Greater Manchester	63	104	127	150	207	298	56	97	115	137	183
Southport	65	92	126	144	178	219	65	90	115	137	171
St Helens	61	91	104	121	173	229	60	75	98	114	150
Staffordshire North	55	81	98	115	160	206	44	74	87	104	147
Stevenage & North Herts	74	127	150	183	253	345	67	115	144	173	219
Sunderland	45	91	109	121	161	207	43	86	100	109	150
Sussex East	63	92	117	161	196	275	60	86	104	144	178
Swindon	69	104	127	161	201	276	65	100	121	150	184
Tameside & Glossop	58	92	104	127	170	206	54	86	100	121	150
Taunton & West	68	104	127	150	196	288	63	92	120	144	183

Indicative LHA rates calculated at the 30 th percentile, by BRMA England	Pre-reform LHA rates (June 10)						Post-reform LHA rates (for June 10)				
	Shared	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Shared	1 Bed	2 Bed	3 Bed	4 Bed
	Somerset										
Teesside	49	92	104	121	160	207	44	85	95	109	150
Thanet	60	91	121	150	184	196	57	83	114	137	166
Tyneside	60	92	106	127	173	207	55	86	98	114	150
Wakefield	55	92	109	127	158	204	53	88	104	115	150
Walton	88	161	206	265	357	529	80	155	196	238	322
Warwickshire South	63	115	144	173	229	299	59	109	137	160	206
West Cheshire	65	104	127	144	196	253	63	98	115	133	183
West Cumbria	60	80	97	110	160	161	55	75	87	98	136
West Dorset	69	114	138	167	209	276	60	104	132	155	196
West Pennine	59	79	86	104	150	196	56	75	85	95	138
West Wiltshire	64	104	127	154	196	230	60	98	121	144	184
Weston-S-Mare	68	104	127	152	196	219	62	98	121	150	183
Wigan	62	86	98	115	150	155	58	81	92	109	138
Winchester	75	150	190	230	299	371	69	144	173	201	288
Wirral	64	91	114	132	160	173	56	86	104	124	144
Wolds and Coast	68	78	97	115	138	140	61	74	90	104	122
Worcester North	60	98	121	137	183	210	59	91	114	127	173
Worcester South	66	104	127	150	190	230	59	95	121	138	173
Worthing	70	115	154	183	242	299	62	109	144	173	219
Yeovil	63	97	127	150	201	334	60	91	119	138	183
York	68	114	132	150	232	324	63	104	121	137	196

Source: based on figures found at the VOA website: <http://www.voa.gov.uk/lhadirect/lha-emergency-budget-news-2010.htm>

Table 21: LHA rates calculated at the 30th percentile, Wales

Indicative LHA rates calculated at the 30 th percentile, by BRMA Wales	Pre-reform LHA rates (July 10)						Post-reform LHA rates (for July 10)				
	Shared	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Shared	1 Bed	2 Bed	3 Bed	4 Bed
	Blaenau	46	65	81	92	115	172	45	65	77	87
Brecon and Radnor	55	70	98	115	127	159	50	65	87	104	115
Bridgend	54	87	104	119	156	185	49	77	98	105	150
Caerphilly	54	75	104	110	147	172	54	72	92	100	138
Cardiff	57	107	133	156	208	277	54	98	127	144	185
Carmarthen	55	75	95	107	133	164	51	70	88	99	115
Ceredigion	65	92	111	120	150	162	64	81	98	110	127
Flint	65	87	112	127	173	242	55	75	104	121	156
Merthyr Cynon	46	73	82	92	140	172	45	65	80	88	110
Monmouth	60	92	121	138	185	242	57	87	114	133	173
Newport	55	85	110	127	170	218	50	76	104	115	150
North Clwyd	62	80	106	127	160	183	60	75	97	115	149
North Powys	55	69	89	104	138	150	50	60	81	92	127
North West Wales	57	70	100	114	138	173	50	65	85	98	121
Neath Port Talbot	55	81	95	104	133	152	54	75	88	98	114
Pembroke	55	85	104	127	173	196	54	78	92	115	150
South Gwynedd	60	65	85	97	104	153	50	60	74	83	80
Swansea	57	92	110	123	173	286	52	85	104	110	156
Taff Rhondda	46	65	96	98	150	172	45	62	84	90	127
Torfaen	60	87	104	115	150	157	60	81	92	111	133
Vale of Glamorgan	58	104	126	138	196	300	52	94	115	127	173
Wrexham	59	81	107	127	160	277	55	69	98	115	150

Source: Indicative calculations by the Welsh Assembly Government.

Table 22: LHA rates calculated at the 30th percentile, Scotland

Indicative LHA rates calculated at the 30 th percentile, by BRMA Scotland	Pre-reform LHA rates (July 10)						Post-reform LHA rates (for July 10)				
	Shared	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Shared	1 Bed	2 Bed	3 Bed	4 Bed
	West Lothian	66	98	121	138	190	208	63	92	115	133
Borders	60	75	98	115	150	196	50	69	91	104	137
Lothians	74	114	144	196	288	381	68	108	135	173	254
Fife	60	81	104	121	173	196	54	81	97	111	161
Highland & Islands	70	97	115	138	173	196	65	92	110	127	156
Aberdeen & Shire	69	124	156	173	225	277	68	115	138	156	202
Perth & Kinross	57	88	115	138	185	230	54	81	104	133	168
Dundee & Angus	56	78	111	149	190	235	54	74	99	126	173
Argyll & Bute	70	91	114	127	185	254	68	81	104	115	173
West Dunbarton	69	91	114	127	183	208	66	87	104	115	162
East Dunbarton	67	98	127	162	230	312	64	97	121	150	207
North Lanarkshire	69	87	104	127	179	225	60	81	98	115	161
South Lanarkshire	69	87	104	137	185	254	69	81	99	127	173

Indicative LHA rates calculated at the 30 th percentile, by BRMA Scotland	Pre-reform LHA rates (July 10)					Post-reform LHA rates (for July 10)					
	Shared	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Shared	1 Bed	2 Bed	3 Bed	4 Bed
Forth Valley	66	87	112	138	185	242	60	81	104	127	173
Ayrshire	69	87	104	127	167	196	67	81	98	115	156
Renfrewshire/Inverclyde	69	87	104	133	162	254	58	81	98	115	140
Greater Glasgow	69	98	127	160	231	358	67	91	115	138	196
Dumfries & Galloway	66	81	98	110	138	178	59	75	92	104	123

Source: Indicative calculations by the Scottish Executive.

Table 23: Number of HB awards for those assessed under the LHA arrangements

Table 23: LHA caseload, March 2010	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed	information not available	LHA caseload
Great Britain	75,180	394,590	333,440	114,120	28,250	8,250	61,470	1,015,330
County Durham UA	440	3,700	3,470	1,280	340	50	340	9,610
Darlington UA	-	1,210	910	320	90	20	130	2,670
Hartlepool UA	-	1,120	940	350	90	40	80	2,610
Middlesbrough UA	-	1,850	1,470	510	140	40	180	4,190
Northumberland UA	-	2,130	1,390	480	110	20	150	4,280
Redcar and Cleveland UA	-	1,120	910	360	70	20	120	2,600
Stockton-on-Tees UA	300	1,210	1,370	480	110	30	210	3,710
Gateshead	240	970	980	270	60	20	270	2,810
Newcastle upon Tyne	-	2,090	1,130	410	120	40	240	4,030
North Tyneside	-	1,620	910	280	50	20	130	3,010
South Tyneside	230	880	820	220	40	10	160	2,350
Sunderland	350	2,000	1,990	710	220	70	380	5,700
Blackburn with Darwen UA	-	1,250	1,070	430	120	20	270	3,160
Blackpool UA	1,260	6,110	3,350	1,250	350	100	270	12,680
Cheshire East UA	410	1,290	1,500	460	110	30	170	3,960
Cheshire West and Chester UA	620	1,220	1,570	430	100	20	260	4,210
Halton UA	-	860	790	240	70	20	120	2,080
Warrington UA	270	780	830	260	50	10	120	2,310
Allerdale	60	320	230	80	20	-	70	790
Barrow-in-Furness	-	710	560	160	40	10	70	1,550
Carlisle	200	380	440	130	20	-	60	1,230
Copeland	70	220	200	50	10	-	50	590
Eden	-	200	120	40	10	-	10	390
South Lakeland	130	370	280	80	10	-	100	970
Bolton	460	1,740	1,600	570	170	40	160	4,740
Bury	220	960	1,030	390	100	20	110	2,830
Manchester	1,940	3,410	3,150	1,150	390	170	410	10,630
Oldham	320	1,250	1,560	560	110	50	140	3,990
Rochdale	310	1,460	1,620	570	150	40	390	4,540
Salford	-	2,740	1,750	660	220	100	400	5,870
Stockport	340	1,090	1,530	500	110	30	80	3,680
Tameside	260	1,230	1,560	540	100	30	280	4,010
Trafford	280	720	830	280	70	20	60	2,250
Wigan	400	1,580	1,800	600	120	30	140	4,670
Burnley	-	1,430	970	310	70	10	80	2,860
Chorley	90	350	420	130	20	-	70	1,090
Fylde	130	710	390	130	30	10	160	1,560
Hyndburn	250	960	830	300	60	20	70	2,480
Lancaster	370	1,430	1,030	320	100	20	150	3,430
Pendle	-	1,150	760	250	90	20	110	2,380
Preston	340	650	710	220	40	20	80	2,050
Ribble Valley	-	180	150	50	10	-	40	430
Rossendale	-	630	440	150	30	10	60	1,330
South Ribble	70	250	390	130	20	10	80	950
West Lancashire	170	360	510	180	50	10	180	1,450
Wyre	-	1,080	750	220	60	10	120	2,230
Knowsley	-	990	1,310	420	110	20	120	2,960
Liverpool	-	6,990	3,840	1,320	370	100	570	13,200
Sefton	610	2,210	1,940	660	130	40	220	5,810
St. Helens	390	1,340	1,350	500	110	30	30	3,760
Wirral	990	2,880	2,990	1,140	260	90	270	8,610
East Riding of Yorkshire UA	-	2,410	1,660	680	140	30	2,310	7,220
Kingston upon Hull, City of UA	820	2,550	2,160	780	190	50	310	6,870
North East Lincolnshire UA	-	2,090	1,800	720	190	40	2,130	6,960
North Lincolnshire UA	-	1,160	880	340	90	20	120	2,600
York UA	-	1,130	600	140	30	-	80	1,990
Craven	-	260	170	50	10	-	60	560
Hambleton	-	290	240	90	20	10	40	670
Harrogate	-	970	690	180	40	-	170	2,060
Richmondshire	490	10	-	-	-	-	-	510
Ryedale	-	230	150	60	10	-	10	460
Scarborough	-	1,640	900	270	70	10	170	3,050
Selby	-	380	320	100	20	-	50	870
Barnsley	510	1,370	1,580	520	120	20	70	4,200
Doncaster	900	1,810	2,350	720	150	40	340	6,300
Rotherham	-	1,420	1,470	540	110	30	110	3,680
Sheffield	1,240	1,590	1,670	530	140	40	130	5,340

Table 23: LHA caseload, March 2010	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed	information not available	LHA caseload
Bradford	-	4,780	3,800	1,410	380	100	660	11,130
Calderdale	630	1,410	1,480	460	130	30	40	4,200
Kirklees	-	3,460	2,090	720	180	50	170	6,670
Leeds	3,180	5,970	4,390	1,490	450	130	130	15,740
Wakefield	-	2,000	1,730	460	90	20	240	4,540
Derby UA	560	1,320	1,260	450	120	40	390	4,150
Leicester UA	890	1,810	2,240	930	350	180	230	6,620
Nottingham UA	-	3,180	1,840	600	160	60	480	6,320
Rutland UA	10	100	90	30	10	-	10	240
Amber Valley	140	590	630	170	40	10	80	1,650
Bolsover	100	450	540	190	40	10	60	1,380
Chesterfield	190	680	500	110	30	10	80	1,590
Derbyshire Dales	20	250	170	50	10	-	20	530
Erewash	180	640	690	190	50	10	50	1,810
High Peak	190	570	450	120	30	10	60	1,430
North East Derbyshire	40	270	210	70	20	-	30	640
South Derbyshire	100	350	470	170	30	10	100	1,220
Blaby	-	250	370	130	30	10	40	820
Charnwood	220	360	570	160	40	10	120	1,470
Harborough	50	220	220	80	10	-	40	620
Hinckley and Bosworth	160	340	440	120	30	10	50	1,130
Melton	-	190	160	60	10	-	20	440
North West Leicestershire	60	250	350	120	20	-	80	890
Oadby and Wigston	50	150	230	70	20	-	130	660
Boston	120	230	360	120	30	10	50	910
East Lindsey	510	1,350	980	340	80	20	320	3,590
Lincoln	-	1,000	620	190	30	10	150	2,000
North Kesteven	-	410	350	120	30	10	120	1,040
South Holland	-	520	380	140	40	-	100	1,180
South Kesteven	-	810	670	190	40	10	140	1,840
West Lindsey	-	770	510	190	60	20	90	1,630
Corby	-	510	420	120	40	10	120	1,210
Daventry	70	210	220	80	20	-	40	630
East Northamptonshire	100	280	290	110	20	-	60	850
Kettering	240	420	510	210	40	10	30	1,470
Northampton	-	1,710	1,430	490	120	30	320	4,100
South Northamptonshire	30	140	190	60	10	-	40	480
Wellingborough	180	270	340	130	30	10	50	1,010
Ashfield	120	430	580	180	30	-	50	1,400
Bassetlaw	-	610	610	230	50	10	160	1,670
Broxtowe	190	410	450	150	30	-	70	1,310
Gedling	170	480	620	180	40	-	90	1,580
Mansfield	-	690	720	210	50	10	140	1,820
Newark and Sherwood	90	350	480	170	30	10	150	1,280
Rushcliffe	110	300	250	70	20	10	90	850
Herefordshire, County of UA	380	680	660	190	40	10	130	2,090
Shropshire UA	-	1,600	890	320	60	10	200	3,070
Stoke-on-Trent UA	-	2,350	1,750	530	130	20	330	5,110
Telford and Wrekin UA	-	1,160	1,420	560	160	40	160	3,490
Cannock Chase	130	470	580	170	30	10	70	1,450
East Staffordshire	-	760	710	240	60	20	130	1,910
Lichfield	-	350	240	70	20	10	40	730
Newcastle-under-Lyme	110	320	400	150	30	-	150	1,170
South Staffordshire	20	190	230	80	10	-	70	610
Stafford	190	330	320	120	20	10	60	1,040
Staffordshire Moorlands	80	310	280	80	10	-	40	810
Tamworth	220	200	330	100	30	10	60	940
North Warwickshire	70	220	260	80	20	10	30	680
Nuneaton and Bedworth	280	650	800	240	60	10	50	2,090
Rugby	250	370	400	140	30	-	90	1,280
Stratford-on-Avon	100	380	380	90	20	-	70	1,050
Warwick	200	480	430	120	20	-	70	1,330
Birmingham	-	9,180	6,290	2,290	780	330	2,200	21,060
Coventry	1,210	3,040	3,230	1,410	420	170	230	9,700
Dudley	-	1,730	1,400	510	120	40	180	3,970
Sandwell	-	1,920	1,980	680	180	60	340	5,160
Solihull	-	720	890	310	60	20	70	2,070
Walsall	-	1,690	1,510	530	170	40	220	4,160
Wolverhampton	-	2,160	1,540	560	170	50	280	4,760
Bromsgrove	60	170	190	60	10	-	40	530
Malvern Hills	110	220	180	50	10	-	40	620
Redditch	220	250	330	100	30	10	20	970

Table 23: LHA caseload, March 2010	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed	information not available	LHA caseload
Worcester	320	460	430	130	20	10	120	1,490
Wychavon	160	280	270	80	20	-	50	860
Wyre Forest	230	560	530	140	40	10	190	1,690
Bedford UA	-	1,100	760	270	70	20	160	2,380
Central Bedfordshire UA	200	680	810	250	60	10	140	2,140
Luton UA	580	1,350	1,600	570	150	60	130	4,440
Peterborough UA	880	840	1,190	450	160	50	180	3,760
Southend-on-Sea UA	-	2,980	1,840	660	160	30	200	5,870
Thurrock UA	-	1,030	1,110	340	60	20	110	2,670
Cambridge	-	510	130	50	10	-	160	860
East Cambridgeshire	90	240	210	70	20	-	30	660
Fenland	230	520	630	210	40	10	160	1,780
Huntingdonshire	-	630	470	170	40	10	120	1,430
South Cambridgeshire	70	170	250	80	20	-	100	690
Basildon	370	530	770	290	70	20	100	2,140
Braintree	200	500	570	200	40	10	90	1,600
Brentwood	-	210	210	70	20	-	20	540
Castle Point	110	320	560	220	50	10	320	1,580
Chelmsford	240	390	510	170	30	10	150	1,490
Colchester	420	740	900	330	80	20	220	2,710
Epping Forest	100	330	480	150	40	10	100	1,200
Harlow	290	330	410	140	20	10	20	1,220
Maldon	60	260	240	100	20	-	50	730
Rochford	60	160	320	130	30	10	80	790
Tendring	-	2,160	1,480	610	160	30	270	4,710
Uttlesford	-	230	190	70	20	-	40	550
Broxbourne	-	440	530	180	40	10	60	1,250
Dacorum	-	670	420	150	20	10	60	1,330
East Hertfordshire	130	300	300	90	20	10	50	890
Hertsmere	-	370	400	120	20	10	50	960
North Hertfordshire	-	530	290	90	20	-	50	970
St Albans	-	380	310	60	20	-	100	870
Stevenage	190	210	280	100	20	-	120	930
Three Rivers	60	140	290	80	20	-	50	650
Watford	90	590	470	110	20	10	140	1,430
Welwyn Hatfield	110	140	210	60	10	-	100	620
Breckland	210	570	550	210	50	10	60	1,660
Broadland	80	290	340	140	30	10	60	960
Great Yarmouth	400	980	870	280	80	20	320	2,960
King's Lynn and West Norfolk	-	830	640	260	60	10	210	2,000
North Norfolk	-	730	450	120	30	10	60	1,390
Norwich	-	1,620	620	130	40	10	380	2,810
South Norfolk	120	690	460	190	40	10	50	1,560
Babergh	80	300	290	100	20	-	40	830
Forest Heath	150	290	260	90	20	-	30	830
Ipswich	380	850	920	270	50	10	390	2,860
Mid Suffolk	50	230	240	80	20	-	60	690
St Edmundsbury	-	430	340	90	30	-	60	950
Suffolk Coastal	120	490	400	160	40	10	70	1,290
Waveney	220	900	750	250	60	10	160	2,340
Camden	650	1,250	730	230	50	30	90	3,040
City of London	10	20	-	-	-	-	40	70
Hackney	2,080	2,140	1,690	550	170	160	120	6,910
Hammersmith and Fulham	810	950	700	150	40	20	120	2,790
Haringey	-	4,510	2,250	740	240	100	590	8,430
Islington	-	1,900	620	140	40	20	180	2,890
Kensington and Chelsea	270	1,200	620	150	40	10	200	2,490
Lambeth	1,640	1,740	1,520	440	100	30	180	5,640
Lewisham	1,860	2,780	2,900	1,070	310	130	100	9,150
Newham	1,000	1,680	2,610	1,180	300	120	880	7,770
Southwark	-	1,890	840	220	40	20	240	3,250
Tower Hamlets	-	2,130	990	350	80	30	530	4,100
Wandsworth	-	3,170	2,190	880	330	180	170	6,930
Westminster	470	2,490	1,360	550	140	50	110	5,160
Barking and Dagenham	420	780	1,760	670	140	40	120	3,940
Barnet	1,070	2,300	2,890	1,020	320	130	570	8,290
Bexley	320	690	1,270	440	100	30	60	2,910
Brent	-	4,390	3,180	1,340	500	240	150	9,800
Bromley	510	1,010	1,290	380	70	30	120	3,400
Croydon	-	4,460	3,320	1,070	300	90	430	9,680
Ealing	-	3,310	2,590	1,040	300	150	260	7,640
Enfield	1,150	2,440	3,460	1,510	400	130	680	9,760

Table 23: LHA caseload, March 2010	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed	information not available	LHA caseload
Greenwich	600	890	1,140	420	120	50	160	3,380
Harrow	-	1,710	1,940	1,060	340	120	110	5,270
Havering	330	740	1,170	420	110	20	90	2,890
Hillingdon	-	1,770	1,890	720	220	90	120	4,800
Hounslow	-	1,670	1,750	630	200	70	150	4,470
Kingston Upon Thames	-	860	730	300	90	30	160	2,180
Merton	490	760	1,080	440	130	40	140	3,080
Redbridge	520	1,270	1,880	950	340	150	280	5,400
Richmond Upon Thames	-	820	630	170	40	10	40	1,710
Sutton	-	1,200	1,070	350	70	20	50	2,750
Waltham Forest	1,160	1,720	2,640	830	230	80	160	6,810
Bracknell Forest UA	170	250	380	100	30	10	140	1,080
Brighton and Hove UA	-	8,490	3,040	830	160	30	600	13,150
Isle of Wight UA	-	1,970	1,170	410	60	10	140	3,770
Medway UA	-	2,190	2,020	770	210	60	970	6,220
Milton Keynes UA	-	2,280	1,860	790	230	60	270	5,480
Portsmouth UA	-	2,770	1,550	500	110	20	220	5,180
Reading UA	770	870	1,200	330	70	20	210	3,470
Slough UA	430	710	1,270	500	140	70	40	3,170
Southampton UA	1,280	1,410	1,470	510	110	40	140	4,960
West Berkshire UA	-	440	520	160	20	10	180	1,330
Windsor and Maidenhead UA	200	230	350	140	30	-	40	990
Wokingham UA	-	350	380	110	20	10	100	960
Aylesbury Vale	-	730	540	170	30	-	50	1,540
Chiltern	50	160	180	40	10	-	30	470
South Bucks	50	90	130	50	20	10	30	370
Wycombe	-	720	540	180	40	10	50	1,550
Eastbourne	-	1,590	1,000	350	60	10	120	3,130
Hastings	-	2,280	1,120	360	70	30	170	4,010
Lewes	220	540	640	230	60	10	90	1,780
Rother	160	550	550	190	50	10	120	1,610
Wealden	130	460	610	230	50	10	130	1,610
Basingstoke and Deane	220	280	460	150	20	10	110	1,250
East Hampshire	60	250	250	80	20	-	60	710
Eastleigh	170	300	460	130	30	10	50	1,160
Fareham	-	330	320	130	40	10	70	900
Gosport	-	660	540	190	30	10	40	1,470
Hart	60	110	180	80	10	-	20	470
Havant	-	650	600	230	50	10	60	1,600
New Forest	-	700	680	210	30	10	120	1,750
Rushmoor	-	770	410	140	40	-	30	1,390
Test Valley	-	320	350	100	20	-	70	870
Winchester	-	270	190	70	10	-	220	770
Ashford	-	570	620	230	50	10	100	1,570
Canterbury	-	1,180	740	210	60	10	200	2,400
Dartford	130	330	460	120	20	10	80	1,150
Dover	270	780	780	280	50	10	140	2,320
Gravesham	-	670	580	240	80	10	100	1,680
Maidstone	340	570	590	200	50	20	120	1,880
Sevenoaks	70	190	260	90	10	10	80	700
Shepway	-	1,340	960	340	80	20	220	2,950
Swale	240	800	1,100	400	100	20	100	2,760
Thanet	670	2,170	1,660	630	160	30	290	5,610
Tonbridge and Malling	-	320	270	100	20	-	110	820
Tunbridge Wells	130	370	350	100	20	-	80	1,050
Cherwell	-	780	710	200	30	10	120	1,850
Oxford	680	420	640	200	60	30	200	2,230
South Oxfordshire	130	210	330	100	30	10	80	870
Vale of White Horse	110	210	280	80	20	-	60	770
West Oxfordshire	-	420	300	120	20	-	60	920
Elmbridge	140	300	480	140	30	10	50	1,140
Epsom and Ewell	180	150	250	110	20	10	50	770
Guildford	290	370	510	170	30	10	110	1,500
Mole Valley	60	180	220	60	20	-	60	600
Reigate and Banstead	-	500	460	120	20	-	80	1,190
Runnymede	-	270	260	70	20	10	130	750
Spelthorne	150	240	430	130	20	10	30	1,010
Surrey Heath	-	270	190	70	20	-	30	570
Tandridge	80	170	290	80	20	10	80	720
Waverley	80	270	300	90	10	-	30	790
Woking	160	210	410	120	20	10	60	980
Adur	150	230	360	110	20	-	50	920

Table 23: LHA caseload, March 2010	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed	information not available	LHA caseload
Arun	-	1,490	1,110	310	50	10	230	3,190
Chichester	-	530	400	140	30	10	110	1,220
Crawley	-	690	620	250	60	20	120	1,740
Horsham	120	360	370	90	20	-	60	1,030
Mid Sussex	160	360	420	130	20	-	60	1,150
Worthing	370	930	740	160	30	10	100	2,330
Bath and North East Somerset UA	-	1,030	630	160	30	10	120	1,980
Bournemouth UA	1,370	2,560	1,790	480	90	20	440	6,750
Bristol, City of UA	-	5,420	2,360	650	140	60	860	9,500
Cornwall UA	1,930	3,950	3,760	1,220	260	60	920	12,100
North Somerset UA	-	2,140	1,290	440	90	20	330	4,310
Plymouth UA	1,240	2,020	1,470	440	90	10	330	5,600
Poole UA	560	750	1,160	320	80	20	90	2,960
South Gloucestershire UA	-	1,160	1,200	310	50	10	210	2,950
Swindon UA	-	1,890	1,220	380	80	20	190	3,770
Torbay UA	760	2,460	1,560	530	100	30	260	5,710
Wiltshire UA	420	1,440	1,470	460	100	20	350	4,260
East Devon	300	690	640	200	30	10	90	1,940
Exeter	490	620	540	150	30	10	180	2,020
Mid Devon	-	450	350	110	30	10	90	1,040
North Devon	330	760	680	220	40	10	190	2,220
South Hams	-	500	400	100	20	10	60	1,090
Teignbridge	-	1,440	1,320	320	110	90	130	3,420
Torrige	190	610	450	160	30	-	80	1,520
West Devon	60	310	230	70	10	10	40	720
Christchurch	60	250	270	90	20	-	40	730
East Dorset	70	220	240	110	30	10	90	750
North Dorset	70	180	180	80	10	-	40	570
Purbeck	10	210	260	80	20	-	40	620
West Dorset	100	380	320	120	20	10	60	1,000
Weymouth and Portland	370	740	560	170	20	10	80	1,960
Cheltenham	330	580	510	160	20	10	90	1,690
Cotswold	-	330	220	70	10	-	50	690
Forest of Dean	-	520	320	120	20	-	40	1,030
Gloucester	440	820	950	310	50	20	210	2,800
Stroud	180	480	390	120	20	10	110	1,300
Tewkesbury	-	300	300	100	20	10	120	840
Mendip	260	600	510	170	40	-	60	1,630
Sedgemoor	-	-	-	-	-	-	100	100
South Somerset	-	920	640	220	40	10	120	1,950
Taunton Deane	320	520	500	150	30	10	120	1,650
West Somerset	-	350	220	70	20	-	30	690
Isle of Anglesey / Ynys Môn	-	450	320	120	30	10	60	980
Gwynedd / Gwynedd	190	560	380	130	30	-	140	1,430
Conwy / Conwy	320	1,800	960	320	100	10	130	3,640
Denbighshire / Sir Ddinbych	300	980	750	250	80	30	100	2,470
Flintshire / Sir y Fflint	240	500	670	230	60	10	120	1,830
Wrexham / Wrecsam	-	620	520	150	30	10	520	1,850
Powys / Powys	-	720	400	150	30	10	110	1,410
Ceredigion / Ceredigion	260	470	350	130	20	10	90	1,330
Pembrokeshire / Sir Benfro	-	1,440	690	270	60	20	80	2,560
Carmarthenshire / Sir Gaerfyrddin	-	1,410	940	370	90	10	210	3,030
Swansea / Abertawe	-	1,820	1,130	410	100	20	200	3,690
Neath Port Talbot / Castell-nedd Port Talbot	340	940	930	280	80	20	110	2,700
Bridgend / Pen-y-bont ar Ogwr	-	1,160	1,030	300	70	10	130	2,700
The Vale of Glamorgan / Bro Morgannwg	240	800	880	290	60	10	130	2,410
Cardiff / Caerdydd	-	3,060	1,980	630	180	50	420	6,320
Rhondda, Cynon, Taff / Rhondda, Cynon, Taf	430	1,360	1,840	560	140	20	130	4,480
Merthyr Tydfil / Merthyr Tudful	-	390	360	120	20	10	480	1,380
Caerphilly / Caerffili	240	740	940	340	80	10	90	2,430
Blaenau Gwent / Blaenau Gwent	-	580	500	120	40	10	90	1,340
Torfaen / Tor-faen	-	420	430	110	30	-	50	1,040
Monmouthshire / Sir Fynwy	-	350	280	110	20	10	50	810
Newport / Casnewydd	460	690	850	240	70	20	50	2,380
Aberdeen City	150	260	230	50	10	-	110	820
Aberdeenshire	-	400	290	140	50	10	150	1,030
Angus	-	510	360	160	40	-	60	1,130
Argyll and Bute	-	1,090	300	120	20	-	60	1,590
Clackmannanshire	40	190	180	70	20	-	20	520

Table 23: LHA caseload, March 2010	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed	information not available	LHA caseload
Dumfries and Galloway	-	750	450	140	40	-	110	1,500
Dundee City	-	1,260	880	270	40	10	350	2,820
East Ayrshire	-	780	510	180	40	10	60	1,590
East Dunbartonshire	-	270	230	70	20	-	60	660
East Lothian	30	360	280	110	20	10	40	840
East Renfrewshire	10	140	190	70	20	-	20	450
Edinburgh, City of	-	4,940	3,300	1,130	240	50	550	10,210
Eilean Siar	-	90	30	10	-	-	20	150
Falkirk	-	520	290	110	20	-	30	970
Fife	400	1,480	1,290	500	110	20	150	3,950
Glasgow City	1,400	2,990	2,650	850	190	30	1,040	9,150
Highland	-	840	430	120	30	10	190	1,620
Inverclyde	-	600	450	130	10	-	110	1,300
Midlothian	50	170	270	90	20	-	80	680
Moray	-	360	190	80	10	-	80	730
North Ayrshire	-	1,090	750	230	40	10	90	2,200
North Lanarkshire	-	1,430	1,330	390	80	10	80	3,320
Orkney Islands	-	100	30	20	-	-	-	150
Perth and Kinross	-	610	410	120	30	-	160	1,330
Renfrewshire	-	970	660	200	30	10	100	1,970
Scottish Borders	-	620	280	120	20	10	70	1,110
Shetland Islands	-	30	10	-	-	-	-	40
South Ayrshire	-	890	550	170	30	10	70	1,710
South Lanarkshire	290	1,190	1,300	420	70	10	100	3,400
Stirling	80	180	180	70	10	-	40	570
West Dunbartonshire	-	350	250	80	10	-	80	770
West Lothian	-	690	810	250	50	10	70	1,870

Notes:

- Source: Based on the March 2010 Single Housing Benefit Extract.
- Figures are rounded to the nearest 10 cases.
- A dash "-" indicates nil or negligible.
- No information is available for the Isles of Scilly.

Table 24: Average HB awards for those assessed under the LHA arrangements

Table 24: Avearge LHA awards, March 2010, £ per week	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
Great Britain	68	96	122	149	188	251
County Durham UA	55	76	87	99	119	136
Darlington UA	-	71	83	101	125	142
Hartlepool UA	-	78	93	106	132	175
Middlesbrough UA	-	73	95	108	132	151
Northumberland UA	-	69	82	99	121	124
Redcar and Cleveland UA	-	76	94	105	132	145
Stockton-on-Tees UA	49	83	92	105	133	173
Gateshead	58	86	93	112	142	150
Newcastle upon Tyne	-	72	94	115	142	173
North Tyneside	-	79	92	109	138	161
South Tyneside	58	87	95	112	136	159
Sunderland	43	86	97	108	133	170
Blackburn with Darwen UA	-	73	82	99	120	130
Blackpool UA	60	85	105	123	146	165
Cheshire East UA	64	86	99	124	146	214
Cheshire West and Chester UA	60	92	107	127	150	206
Halton UA	-	82	99	117	137	176
Warrington UA	56	88	94	112	136	176
Allerdale	55	74	80	97	113	-
Barrow-in-Furness	-	67	83	107	131	148
Carlisle	54	78	85	106	123	-
Copeland	54	73	86	96	109	-
Eden	-	70	82	102	124	-
South Lakeland	61	79	85	111	127	-
Bolton	49	81	87	104	124	134
Bury	52	84	89	106	133	154
Manchester	61	94	106	121	148	171
Oldham	56	84	94	112	131	147
Rochdale	59	85	94	111	134	149
Salford	-	86	104	117	142	168
Stockport	63	93	108	132	156	196
Tameside	59	84	93	112	133	156
Trafford	62	94	104	122	152	204
Wigan	59	77	86	100	117	121
Burnley	-	70	79	94	117	119
Chorley	46	83	95	109	130	-
Fylde	58	82	99	117	143	145
Hyndburn	49	77	81	98	122	104
Lancaster	53	87	101	119	128	147
Pendle	-	71	78	94	115	129
Preston	47	85	99	113	130	130
Ribble Valley	-	70	84	93	120	-
Rossendale	-	71	82	96	118	149
South Ribble	46	83	95	108	134	154
West Lancashire	60	80	94	110	132	137
Wyre	-	79	101	118	145	162
Knowsley	-	82	101	110	138	152
Liverpool	-	78	102	110	136	163
Sefton	58	87	103	114	143	158
St. Helens	57	86	93	107	130	137
Wirral	61	87	103	122	146	155
East Riding of Yorkshire UA	-	65	81	97	118	128
Kingston upon Hull, City of UA	50	71	80	95	115	125
North East Lincolnshire UA	-	65	83	89	113	130
North Lincolnshire UA	-	63	79	91	111	129
York UA	-	75	101	121	177	-
Craven	-	74	86	102	120	-
Hambleton	-	77	91	106	160	202
Harrogate	-	88	107	132	159	-
Richmondshire	89	64	-	-	-	-
Ryedale	-	77	90	107	141	-

Table 24: Avearge LHA awards, March 2010, £ per week	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
Scarborough	-	68	94	106	129	137
Selby	-	90	105	120	140	-
Barnsley	57	75	82	92	118	126
Doncaster	53	76	85	99	122	120
Rotherham	-	70	87	98	121	126
Sheffield	60	84	98	110	131	151
Bradford	-	76	91	103	115	126
Calderdale	63	81	93	106	129	137
Kirklees	-	74	94	109	131	149
Leeds	62	94	107	124	161	182
Wakefield	-	83	96	106	133	137
Derby UA	47	78	93	111	135	161
Leicester UA	57	83	98	113	135	159
Nottingham UA	-	75	98	113	134	156
Rutland UA	66	84	95	107	105	-
Amber Valley	49	78	91	112	137	163
Bolsover	53	75	89	99	116	156
Chesterfield	52	83	89	105	126	153
Derbyshire Dales	65	81	96	124	147	-
Erewash	60	82	94	109	131	144
High Peak	61	86	96	114	133	153
North East Derbyshire	53	81	93	107	125	-
South Derbyshire	63	80	91	110	124	139
Blaby	-	77	94	111	152	176
Charnwood	55	82	94	106	140	171
Harborough	58	81	94	113	151	-
Hinckley and Bosworth	62	82	95	113	143	167
Melton	-	75	93	105	149	-
North West Leicestershire	58	80	96	113	148	-
Oadby and Wigston	57	83	96	111	128	-
Boston	55	75	82	98	121	141
East Lindsey	63	71	85	99	119	114
Lincoln	-	63	85	102	126	149
North Kesteven	-	69	86	103	122	147
South Holland	-	70	89	106	136	-
South Kesteven	-	70	91	108	143	151
West Lindsey	-	72	88	99	121	119
Corby	-	72	94	104	133	158
Daventry	60	88	100	122	157	-
East Northamptonshire	59	83	92	110	141	-
Kettering	57	82	95	112	138	178
Northampton	-	74	106	120	149	182
South Northamptonshire	66	102	111	125	167	-
Wellingborough	57	84	91	111	136	176
Ashfield	55	74	86	99	124	-
Bassetlaw	-	68	82	95	124	145
Broxtowe	61	85	94	105	137	-
Gedling	61	80	94	108	144	-
Mansfield	-	67	83	95	119	132
Newark and Sherwood	54	73	87	98	134	116
Rushcliffe	60	82	95	105	139	188
Herefordshire, County of UA	64	84	97	116	129	152
Shropshire UA	-	78	94	113	136	130
Stoke-on-Trent UA	-	70	88	105	126	149
Telford and Wrekin UA	-	77	100	120	149	178
Cannock Chase	68	86	97	116	129	150
East Staffordshire	-	76	92	111	141	146
Lichfield	-	79	97	114	144	170
Newcastle-under-Lyme	53	75	85	96	125	-
South Staffordshire	60	85	93	103	140	-
Stafford	66	84	92	108	126	183
Staffordshire Moorlands	53	75	80	97	125	-
Tamworth	68	89	99	114	144	137
North Warwickshire	63	86	96	113	140	178
Nuneaton and Bedworth	61	84	98	114	136	141
Rugby	64	83	95	121	145	-

Table 24: Avearge LHA awards, March 2010, Shared	Shared					
£ per week	room	1-bed	2-bed	3-bed	4-bed	5-bed
Stratford-on-Avon	59	97	110	132	182	-
Warwick	59	99	119	142	155	-
Birmingham	-	79	109	120	141	159
Coventry	57	94	102	116	136	153
Dudley	-	75	98	113	137	145
Sandwell	-	79	100	115	138	150
Solihull	-	90	117	134	166	214
Walsall	-	78	100	112	134	148
Wolverhampton	-	76	100	115	140	147
Bromsgrove	61	89	102	118	160	-
Malvern Hills	81	90	103	125	163	-
Redditch	60	84	104	116	150	173
Worcester	62	92	100	127	144	167
Wychavon	82	93	100	127	144	-
Wyre Forest	59	85	101	116	129	184
Bedford UA	-	85	111	137	177	238
Central Bedfordshire UA	63	101	119	140	170	184
Luton UA	57	107	117	141	167	191
Peterborough UA	65	89	102	118	158	188
Southend-on-Sea UA	-	92	130	161	199	246
Thurrock UA	-	100	141	164	197	273
Cambridge	-	86	112	123	176	-
East Cambridgeshire	72	113	109	122	188	-
Fenland	61	83	101	115	142	175
Huntingdonshire	-	84	104	120	164	222
South Cambridgeshire	69	113	121	145	194	-
Basildon	72	114	138	163	218	234
Braintree	74	102	123	151	194	225
Brentwood	-	102	141	160	208	-
Castle Point	70	107	134	167	201	290
Chelmsford	75	114	129	160	203	185
Colchester	61	95	112	141	167	207
Epping Forest	73	131	161	193	234	279
Harlow	74	111	131	167	210	273
Maldon	71	116	132	158	198	-
Rochford	69	102	129	156	196	257
Tendring	-	89	117	145	182	220
Uttlesford	-	103	130	162	193	-
Broxbourne	-	111	152	187	220	349
Dacorum	-	110	158	182	238	312
East Hertfordshire	73	112	135	161	203	230
Hertsmere	-	111	165	200	275	365
North Hertfordshire	-	99	126	155	164	-
St Albans	-	110	161	175	271	-
Stevenage	74	112	131	163	179	-
Three Rivers	79	134	162	195	267	-
Watford	79	114	156	188	279	271
Welwyn Hatfield	72	121	139	169	186	-
Breckland	58	81	94	112	148	162
Broadland	54	83	96	111	147	188
Great Yarmouth	61	80	94	106	132	148
King's Lynn and West Norfolk	-	75	99	116	147	178
North Norfolk	-	79	97	106	140	131
Norwich	-	69	98	113	148	150
South Norfolk	55	86	97	112	144	153
Babergh	65	88	99	120	161	-
Forest Heath	70	98	113	129	134	-
Ipswich	55	86	97	111	140	179
Mid Suffolk	58	84	98	118	156	-
St Edmundsbury	-	86	110	129	168	-
Suffolk Coastal	57	85	96	116	144	176
Waveney	60	80	95	108	135	156
Camden	111	226	314	425	540	673
City of London	135	291	-	-	-	-
Hackney	98	199	255	309	382	556
Hammersmith and Fulham	110	208	268	349	500	745

Table 24: Average LHA awards, March 2010, Shared £ per week	room	1-bed	2-bed	3-bed	4-bed	5-bed
Haringey	-	130	189	246	324	403
Islington	-	168	291	413	482	672
Kensington and Chelsea	125	290	422	633	804	1,024
Lambeth	86	158	195	253	324	429
Lewisham	82	158	187	230	290	355
Newham	77	147	169	221	256	294
Southwark	-	119	190	239	320	407
Tower Hamlets	-	150	262	316	353	421
Wandsworth	-	157	239	304	395	516
Westminster	128	309	423	622	784	969
Barking and Dagenham	71	138	170	206	235	298
Barnet	91	167	205	278	341	433
Bexley	77	138	167	195	237	275
Brent	-	155	232	307	391	536
Bromley	78	140	166	195	260	314
Croydon	-	119	170	219	275	329
Ealing	-	137	198	264	334	468
Enfield	88	159	201	260	306	373
Greenwich	77	138	167	196	244	280
Harrow	-	125	185	247	287	339
Havering	69	139	170	201	246	289
Hillingdon	-	120	178	222	261	304
Hounslow	-	130	185	234	294	350
Kingston Upon Thames	-	127	198	246	316	419
Merton	84	136	165	221	285	327
Redbridge	79	140	169	209	274	321
Richmond Upon Thames	-	148	200	257	335	374
Sutton	-	115	165	209	259	328
Waltham Forest	72	141	167	215	257	294
Bracknell Forest UA	80	131	148	175	233	239
Brighton and Hove UA	-	111	161	202	240	298
Isle of Wight UA	-	81	109	134	158	185
Medway UA	-	90	119	133	172	199
Milton Keynes UA	-	91	130	157	200	239
Portsmouth UA	-	88	125	153	180	240
Reading UA	76	133	155	176	216	365
Slough UA	83	141	161	201	272	414
Southampton UA	67	107	124	152	193	216
West Berkshire UA	-	97	135	161	229	233
Windsor and Maidenhead UA	82	137	165	196	265	-
Wokingham UA	-	109	153	183	220	274
Aylesbury Vale	-	92	127	159	196	-
Chiltern	72	115	146	182	258	-
South Bucks	83	127	160	195	307	501
Wycombe	-	99	146	188	213	258
Eastbourne	-	91	128	151	188	222
Hastings	-	79	104	137	166	198
Lewes	78	122	149	190	211	287
Rother	60	85	107	136	172	208
Wealden	70	104	129	161	194	325
Basingstoke and Deane	70	112	132	156	204	238
East Hampshire	73	107	118	153	198	-
Eastleigh	68	102	129	152	195	242
Fareham	-	92	121	141	184	230
Gosport	-	86	118	144	167	207
Hart	77	114	134	164	149	-
Havant	-	90	125	156	188	219
New Forest	-	98	125	156	200	265
Rushmoor	-	93	140	169	216	-
Test Valley	-	93	123	151	181	-
Winchester	-	99	138	167	224	-
Ashford	-	88	114	136	170	198
Canterbury	-	88	127	152	192	248
Dartford	68	110	126	146	186	251
Dover	58	83	106	129	141	110
Gravesham	-	98	126	144	166	207

Table 24: Average LHA awards, March 2010, £ per week	Shared room	1-bed	2-bed	3-bed	4-bed	5-bed
Maidstone	71	103	125	155	186	221
Sevenoaks	69	113	137	156	217	303
Shepway	-	78	106	129	151	196
Swale	64	101	119	136	163	187
Thanet	58	85	106	133	157	164
Tonbridge and Malling	-	101	127	160	206	-
Tunbridge Wells	71	119	141	173	237	-
Cherwell	-	91	118	146	173	177
Oxford	76	139	160	199	251	319
South Oxfordshire	77	122	151	172	211	234
Vale of White Horse	75	119	148	169	230	-
West Oxfordshire	-	107	136	170	199	-
Elmbridge	86	146	180	237	284	378
Epsom and Ewell	79	140	163	205	283	342
Guildford	81	140	165	207	267	343
Mole Valley	81	132	158	195	243	-
Reigate and Banstead	-	110	146	190	265	-
Runnymede	-	126	169	232	272	413
Spelthorne	86	144	172	222	296	431
Surrey Heath	-	100	148	181	255	-
Tandridge	80	134	163	196	258	348
Waverley	79	128	166	215	178	-
Woking	83	136	171	230	269	412
Adur	78	117	144	177	218	-
Arun	-	95	126	153	186	213
Chichester	-	102	138	167	213	214
Crawley	-	97	142	168	203	228
Horsham	74	123	141	171	223	-
Mid Sussex	75	119	143	165	205	-
Worthing	68	105	127	149	192	215
Bath and North East Somerset UA	-	95	138	147	204	169
Bournemouth UA	67	111	128	162	214	266
Bristol, City of UA	-	85	124	146	184	248
Cornwall UA	62	93	110	128	162	173
North Somerset UA	-	90	113	136	171	184
Plymouth UA	63	88	104	125	163	195
Poole UA	67	108	132	162	193	227
South Gloucestershire UA	-	88	117	138	175	211
Swindon UA	-	85	112	133	162	174
Torbay UA	59	90	110	134	163	208
Wiltshire UA	62	91	109	137	170	201
East Devon	68	92	110	129	157	191
Exeter	72	98	109	136	166	190
Mid Devon	-	82	105	122	152	166
North Devon	63	83	97	115	141	156
South Hams	-	80	104	126	169	188
Teignbridge	-	82	100	121	139	143
Torridge	64	85	99	114	142	-
West Devon	62	86	100	118	153	162
Christchurch	65	103	129	162	199	-
East Dorset	66	107	128	159	199	243
North Dorset	73	88	97	124	152	-
Purbeck	61	100	125	155	174	-
West Dorset	61	92	109	136	158	197
Weymouth and Portland	65	97	120	140	161	197
Cheltenham	62	100	120	150	178	237
Cotswold	-	91	118	138	210	-
Forest of Dean	-	82	107	127	150	-
Gloucester	62	90	106	132	168	202
Stroud	63	88	107	128	165	203
Tewkesbury	-	87	111	135	180	197
Mendip	60	91	109	136	148	-
Sedgemoor	-	-	-	-	-	-
South Somerset	-	76	102	130	151	166
Taunton Deane	65	91	101	123	155	178
West Somerset	-	83	102	120	148	-

Table 24: Average LHA awards, March 2010, Shared £ per week	room	1-bed	2-bed	3-bed	4-bed	5-bed
Isle of Anglesey / Ynys Môn	-	70	93	111	129	156
Gwynedd / Gwynedd	53	68	84	97	114	-
Conwy / Conwy	54	75	92	111	127	150
Denbighshire / Sir Ddinbych	54	76	93	112	133	143
Flintshire / Sir y Fflint	58	77	95	113	132	183
Wrexham / Wrecsam	-	69	90	103	134	152
Powys / Powys	-	63	82	94	117	118
Ceredigion / Ceredigion	56	79	91	103	133	137
Pembrokeshire / Sir Benfro	-	73	94	114	138	149
Carmarthenshire / Sir Gaerfyrddin	-	71	88	100	124	129
Swansea / Abertawe	-	73	93	100	128	172
Neath Port Talbot / Castell-nedd Port Talbot	52	83	94	102	124	156
Bridgend / Pen-y-bont ar Ogwr	-	73	94	107	128	139
The Vale of Glamorgan / Bro Morgannwg	54	96	115	132	157	154
Cardiff / Caerdydd	-	80	114	137	169	207
Rhondda, Cynon, Taff / Rhondda, Cynon, Taf	46	67	83	92	119	125
Merthyr Tydfil / Merthyr Tudful	-	62	77	86	109	131
Caerphilly / Caerffili	50	71	86	97	123	125
Blaenau Gwent / Blaenau Gwent	-	62	79	90	103	107
Torfaen / Tor-faen	-	67	89	100	126	-
Monmouthshire / Sir Fynwy	-	76	99	116	143	188
Newport / Casnewydd	58	82	100	115	134	169
Aberdeen City	63	96	117	138	149	-
Aberdeenshire	-	90	110	130	139	164
Angus	-	72	97	119	142	-
Argyll and Bute	-	80	92	112	118	-
Clackmannanshire	65	80	99	117	138	-
Dumfries and Galloway	-	68	82	89	111	-
Dundee City	-	70	95	124	155	186
East Ayrshire	-	79	96	110	128	145
East Dunbartonshire	-	92	115	142	159	-
East Lothian	66	98	120	157	204	278
East Renfrewshire	62	86	101	122	131	-
Edinburgh, City of	-	91	125	161	195	243
Eilean Siar	-	75	89	83	-	-
Falkirk	-	79	99	128	156	-
Fife	57	76	89	109	136	150
Glasgow City	66	93	114	134	161	186
Highland	-	77	88	107	126	139
Inverclyde	-	76	92	116	137	-
Midlothian	66	102	126	164	203	-
Moray	-	75	87	108	109	-
North Ayrshire	-	79	96	117	130	158
North Lanarkshire	-	78	96	116	156	153
Orkney Islands	-	77	98	106	-	-
Perth and Kinross	-	73	91	113	147	-
Renfrewshire	-	75	92	112	132	142
Scottish Borders	-	66	82	97	119	160
Shetland Islands	-	83	107	-	-	-
South Ayrshire	-	76	91	113	126	144
South Lanarkshire	63	81	96	118	151	174
Stirling	63	80	96	127	158	-
West Dunbartonshire	-	84	98	119	129	-
West Lothian	-	83	109	125	159	192

Notes:

- Source: Based on the March 2010 Single Housing Benefit Extract.
- Figures are rounded to the nearest pound.
- A dash "-" indicates fewer than 5 cases were recorded in that category.
- No information is available for the Isles of Scilly.

Appendix 2

LIST OF RESPONDENTS (in order of date received)

In addition to the respondents listed below we received five responses from individuals.

1. Neil Revely	Sunderland City Council
2. Liz Phelps	Citizens Advice response
3. Sam Lister	Chartered Institute of Housing
4. Phil Rimmer	Bolton Council
5. Drew Lindon	Homeless Link
6. Peter Meehan	Convention of Scottish Local Authorities
7. John Holmström & Mike Stimpson	Brighton Housing Trust
8. Francesca Albanese	Shelter
9. Carol Boys	Down's Syndrome Association
10. Sarah Hannan	Gainford and Langton Parish Council
11. Rebecca Rennison	Leonard Cheshire Disability
12. Katharine Sacks-Jones	Crisis
13. Clarke, Sarah	CPAG
14. Georgina Ryan White	Law Centre (NI)
15. Ann Mackay	The English Community Care Association
16. James Anderson	British Property Federation
17. Jennifer Monfort	Centrepont
18. Martin Cheeseman	West London Housing Partnership
19. Sarah Hannan	Welfare Rights Unit Middlesbrough Council
20. Kelly Smith	National Association of Welfare Rights Advisers
21. Sue Ramsden	National Housing Federation
22. Denise Morrisroe	Equality and Human Rights Commission
23. Andrew Godfrey	The Money Advice Unit, Hertfordshire County Council
24. Alison Cole	Cambridge City Council
25. Stephen Howlett	G15
26. Bill McCafferty	Eastbourne Borough Council
27. Alan Stokes	Scottish Federation of Housing Associations
28. Maurice Curtin	Derby City Council
29. R.O.Jones	Residential Landlords Association
30. Maureen Arthur	Barnet Citizens Advice Bureau
31. Tom McDonnell	Camden CABx Service
32. Helen Goodman	Member of Parliament
33. Mike Heiser	Local Government Association

34. Sally West	Age UK
35. Sharon Caddell	Middlesbrough Council
36. Derek Sinclair	Contact a Family
37. Nicola Smith	TUC
38. Sarah Makhoulouf	Staying Put Services
39. Janet Roxby	London Councils
40. Caroline Davey	Gingerbread
41. John Madden	City of York Council
42. Julia Service & Glenys Harriman	hb notes
43. James Clark	East London Housing Partnership
44. Julian Hobson	Kirklees Council
45. Alison Worsley	Barnardos
46. Louisa Darian	Resolution Foundation
47. Martin Coll & Keri Landau	Westminster Community Network
48. David Congdon	Mencap
49. Jane Storer	Social Inclusion Unit, City and County of Swansea
50. Paul Smith	Southern Housing Group
51. Carole Clark	Bromford Group
52. Rev Paul Nicolson	Zacchaeus 2000 Trust
53. Jordan Steer	Notting Hill Housing
54. Jim Vine	Building and Social Housing Foundation
55. Karyn Kirkpatrick	Valuing People Now
56. David Lawrenson	LETTINGFOCUS



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