

Appendix A – Summary of 2014/2015 benefit subsidy arrangements

Basic rate of subsidy

	ARRANGEMENTS FOR 2013/14	ARRANGEMENTS FOR 2014/15	REMARKS
	All Housing Benefit 100%	All Housing Benefit 100%	No change

Other rates of subsidy

	ARRANGEMENTS FOR 2013/14	ARRANGEMENTS FOR 2014/15	REMARKS
1 Backdated awards	All Housing Benefit 100%	All Housing Benefit 100%	No change
2 Overpayments	All Housing Benefit 40%	All Housing Benefit 40%	No change
i) Eligible			
ii) LA error	All Housing Benefit 100% 40% or Nil	All Housing Benefit 100% 40% or Nil	No change
iii) Administrative delay	All Housing Benefit 100% 40% or Nil	All Housing Benefit 100% 40% or Nil	No change
iv) Technical	All Housing Benefit Nil	All Housing Benefit Nil	No change
v) Excess CTB	All rent rebate Nil	All rent rebate Nil	No change
vi) Indicative rent level	Rent allowance 100%	Rent allowance 100%	No change
vii) Recovered indicative rent level	Rent allowance Nil	Rent allowance Nil	No change
viii) Duplicate	Rent allowance 25%	Rent allowance 25%	No change
ix) Departmental error	All Housing Benefit 100%	All Housing Benefit 100%	No change
x) Recovered Departmental error	All Housing Benefit Nil	All Housing Benefit Nil	No change

	ARRANGEMENTS FOR 2013/14	ARRANGEMENTS FOR 2014/15	REMARKS
4 Disproportionate increase in LA rents – HB attributable to increase in rents of HB Tenants which exceed those of non-HB tenants	Scotland Rent Rebate Nil Wales HRA rent rebate Nil	Scotland Rent Rebate Nil Wales HRA rent rebate Nil	No change
5 Unreasonable rents – deregulated private sector tenancies (cases not affected by the January 1996 changes only)	Rent Allowances (subsidy on HB attributable to rent above rent officer determination) 60% or Nil	Rent Allowances (subsidy on HB attributable to rent above rent officer determination) 60% or Nil	No change
6 Homeless people in board and lodging accommodation	Expenditure up to and including the appropriate LHA based cap 100 % Expenditure above the appropriate LHA based cap Nil	Expenditure up to and including the appropriate LHA based cap 100 % Expenditure above the appropriate LHA based cap Nil	No Change
7 Homeless people in accommodation held on license by LAs or RSLs	Expenditure up to and including the appropriate LHA based cap 100 % Expenditure above the appropriate LHA based cap Nil	Expenditure up to and including the appropriate LHA based cap 100 % Expenditure above the appropriate LHA based cap Nil	No Change

	ARRANGEMENTS FOR 2013/14	ARRANGEMENTS FOR 2014/15	REMARKS
8 Accommodation held on a short term leased by the LA or a RSL	Expenditure up to and including the appropriate LHA based cap 100 % Expenditure above the appropriate LHA based cap Nil	Expenditure up to and including the appropriate LHA based cap 100 % Expenditure above the appropriate LHA based cap Nil	No Change
9 Modular Improvements Rule	HRA rent rebates in England and Wales Nil	HRA rent rebates in England and Wales Nil	No change
10 Extended payments	Rent allowance Non-HRA rent rebate HRA rent rebate 100%	Rent allowance Non-HRA rent rebate HRA rent rebate 100%	No change
11 Discretionary Local Schemes	0.2% addition to their annual benefit subsidy, capped at 75% of the total benefit cost of the local scheme to the LA	0.2% addition to their annual benefit subsidy, capped at 75% of the total benefit cost of the local scheme to the LA	No change

Appendix B – Effective dates of rent officers’ determination

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

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

- date of the determination, or
- following Monday

Appendix C – Subsidy arrangements for hostel accommodation

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

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

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

Appendix D – Administration Subsidy distribution for 2014/15

Local Authority	Main administration subsidy (£)	Additional administration subsidy (£)
England		
Adur	254,561	10,094
Allerdale	448,859	33,042
Amber Valley	530,466	23,504
Arun	727,451	24,644
Ashfield	585,049	33,983
Ashford	516,422	23,589
Aylesbury Vale	641,857	22,013
Babergh	308,879	13,978
Barking & Dagenham	1,459,464	131,329
Barnet	2,225,298	157,100
Barnsley	1,390,324	85,547
Barrow in Furness	360,441	12,118
Basildon	937,154	58,536
Basingstoke and Deane	700,356	34,487
Bassetlaw	536,750	28,024
Bath & North East Somerset	752,188	22,810
Bedford	872,177	35,088
Bexley	1,095,034	69,521
Birmingham	7,761,906	448,011
Blaby	269,953	7,106
Blackburn with Darwen	878,973	49,443
Blackpool	1,368,027	48,163
Bolsover	368,841	22,988
Bolton	1,805,645	83,574
Boston	376,489	13,847
Bournemouth	1,238,628	38,658
Bracknell Forest	481,857	16,667
Bradford	3,257,210	140,104
Braintree	658,032	24,931
Breckland	584,592	27,516
Brent	2,783,886	307,209
Brentwood	231,645	6,894
Brighton and Hove	1,971,816	81,048
Bristol	2,822,118	139,650
Broadland	370,537	11,279
Bromley	1,412,894	66,463
Bromsgrove	268,117	9,144

Local Authority	Main administration subsidy (£)	Additional administration subsidy (£)
Broxbourne	473,304	22,616
Broxtowe	403,101	15,550
Burnley	664,408	23,247
Bury	955,278	39,673
Calderdale	1,220,138	48,381
Cambridge	526,212	20,307
Camden	2,063,640	116,360
Cannock Chase	483,306	15,824
Canterbury	586,874	25,124
Carlisle	519,630	25,525
Castle Point	351,166	12,973
Central Bedfordshire	912,968	37,140
Charnwood	582,999	23,194
Chelmsford	613,439	21,608
Cheltenham	512,905	24,240
Cherwell	567,341	24,407
Cheshire East	1,402,065	56,876
Cheshire West and Chester	1,476,387	76,235
Chesterfield	594,171	30,239
Chichester	455,541	17,371
Chiltern	269,547	9,403
Chorley	430,424	19,971
Christchurch	203,651	6,645
City of London	96,160	2,235
Colchester	764,200	32,862
Copeland	343,360	31,020
Corby	465,514	21,232
Cornwall	2,801,274	98,796
Cotswold	313,389	10,590
Coventry	2,076,440	99,873
Craven	179,361	5,956
Crawley	628,157	32,448
Croydon	2,580,220	153,520
Dacorum	627,302	34,603
Darlington	633,362	25,497
Dartford	403,407	14,704
Daventry	267,862	12,356
Derby	1,354,001	74,631
Derbyshire Dales	217,773	8,409
Doncaster	1,877,402	108,173
Dover	585,909	23,687
Dudley	1,516,695	97,897
Durham	3,211,370	187,850
Ealing	2,434,992	232,861

Local Authority	Main administration subsidy (£)	Additional administration subsidy (£)
East Cambridgeshire	313,187	11,195
East Devon	489,093	14,509
East Dorset	280,912	7,789
East Hampshire	369,300	14,307
East Hertfordshire	489,696	14,964
East Lindsey	785,563	29,469
East Northamptonshire	317,829	14,857
East Riding of Yorkshire	1,409,718	42,892
East Staffordshire	499,142	20,939
Eastbourne	656,479	23,266
Eastleigh	432,444	19,317
Eden	167,621	6,918
Elmbridge	431,625	16,091
Enfield	2,501,127	243,276
Epping Forest	449,301	24,209
Epsom and Ewell	243,782	7,878
Erewash	513,223	24,921
Exeter	621,767	20,777
Fareham	315,902	8,309
Fenland	529,222	16,527
Forest Heath	274,496	8,929
Forest of Dean	370,812	11,416
Fylde	311,234	9,252
Gateshead	1,275,328	72,701
Gedling	505,746	15,824
Gloucester	716,257	29,168
Gosport	500,693	16,927
Gravesham	499,960	27,068
Great Yarmouth	680,134	28,242
Greenwich	2,339,124	117,681
Guildford	494,277	18,092
Hackney	3,235,496	199,676
Halton	872,340	59,058
Hambleton	306,317	11,518
Hammersmith and Fulham	1,615,982	118,878
Harborough	206,342	7,034
Haringey	2,519,195	197,753
Harlow	548,469	25,608
Harrogate	520,659	15,845
Harrow	1,388,298	92,840
Hart	190,486	6,954
Hartlepool	773,246	49,986
Hastings	802,737	32,033
Havant	563,169	22,334

Local Authority	Main administration subsidy (£)	Additional administration subsidy (£)
Havering	988,331	68,005
Herefordshire	780,207	31,353
Hertsmere	494,288	21,241
High Peak	406,256	11,172
Hillingdon	1,641,495	87,236
Hinckley and Bosworth	346,871	14,827
Horsham	385,096	13,308
Hounslow	1,633,157	96,711
Huntingdonshire	649,046	23,449
Hyndburn	553,555	20,200
Ipswich	796,277	39,121
Isle of Wight	845,984	25,858
Isles of Scilly	3,387	0
Islington	2,394,668	133,060
Kensington and Chelsea	1,394,820	122,874
Kettering	426,045	18,847
King's Lynn & West Norfolk	689,817	29,234
Kingston upon Hull	2,092,142	130,457
Kingston upon Thames	710,002	37,503
Kirklees	2,122,244	86,237
Knowsley	1,200,113	88,456
Lambeth	3,376,614	168,223
Lancaster	638,977	22,089
Leeds	4,375,053	256,105
Leicester	2,157,643	120,706
Lewes	405,283	14,999
Lewisham	3,342,256	147,766
Lichfield	329,028	12,439
Lincoln	617,655	24,401
Liverpool	4,702,979	280,113
Luton	1,138,788	58,476
Maidstone	614,207	23,003
Maldon	217,347	8,251
Malvern Hills	279,092	11,553
Manchester	4,568,668	323,482
Mansfield	580,261	30,729
Medway	1,455,066	64,038
Melton	161,109	5,441
Mendip	502,843	16,911
Merton	1,086,408	52,375
Mid Devon	311,036	10,797
Mid Suffolk	258,744	9,441
Mid Sussex	396,052	12,386
Middlesbrough	1,225,377	81,653

Local Authority	Main administration subsidy (£)	Additional administration subsidy (£)
Milton Keynes	1,537,616	72,263
Mole Valley	278,289	7,614
New Forest	591,729	22,436
Newark and Sherwood	441,767	23,251
Newcastle under Lyne	547,327	23,148
Newcastle upon Tyne	2,017,110	143,273
Newham	2,534,228	175,957
North Devon	482,480	14,531
North Dorset	242,606	8,476
North East Derbyshire	370,932	25,986
North East Lincolnshire	1,134,390	47,818
North Hertfordshire	591,766	26,762
North Kesteven	349,386	14,785
North Lincolnshire	893,440	43,487
North Norfolk	454,907	17,116
North Somerset	1,044,408	37,747
North Tyneside	1,188,219	68,070
North Warwickshire	240,033	8,877
North West Leicestershire	336,271	17,959
Northampton	1,135,420	48,593
Northumberland	1,595,929	78,615
Norwich	1,025,047	73,007
Nottingham	2,419,905	152,416
Nuneaton and Bedworth	596,101	30,328
Oadby and Wigston	163,357	6,564
Oldham	1,460,297	67,427
Oxford	782,428	42,090
Pendle	555,910	16,126
Peterborough	1,295,025	56,672
Plymouth	1,755,525	61,332
Poole	624,142	26,522
Portsmouth	1,506,984	65,891
Preston	815,064	37,855
Purbeck	176,123	4,793
Reading	973,461	45,046
Redbridge	1,294,874	115,588
Redcar and Cleveland	928,616	53,914
Redditch	398,676	15,190
Reigate and Banstead	512,094	17,916
Ribble Valley	150,732	3,453
Richmond upon Thames	770,552	26,487
Richmondshire	152,273	4,480
Rochdale	1,491,795	74,883
Rochford	256,043	8,155

Local Authority	Main administration subsidy (£)	Additional administration subsidy (£)
Rossendale	356,419	11,178
Rother	411,221	13,305
Rotherham	1,420,492	95,097
Rugby	424,078	15,976
Runnymede	301,597	9,198
Rushcliffe	300,914	13,710
Rushmoor	491,406	15,125
Rutland	101,665	3,829
Ryedale	204,630	7,520
Salford	1,996,353	113,150
Sandwell	2,164,039	149,839
Scarborough	715,422	27,299
Sedgemoor	566,167	22,812
Sefton	1,586,314	88,364
Selby	278,148	13,190
Sevenoaks	390,839	15,248
Sheffield	3,025,442	161,752
Shepway	592,166	23,797
Shropshire	1,208,300	51,994
Slough	916,423	60,230
Solihull	802,572	31,476
South Bucks	199,452	8,205
South Cambridgeshire	372,571	16,608
South Derbyshire	280,834	12,021
South Gloucestershire	1,069,049	29,634
South Hams	338,490	10,362
South Holland	356,363	15,136
South Kesteven	521,355	26,864
South Lakeland	323,017	10,858
South Norfolk	432,648	18,716
South Northamptonshire	211,765	8,428
South Oxfordshire	391,170	13,705
South Ribble	401,234	14,213
South Somerset	732,484	28,501
South Staffordshire	359,896	15,397
South Tyneside	1,065,960	75,977
Southampton	1,590,837	71,073
Southend on Sea	1,126,044	47,981
Southwark	3,068,697	136,305
Spelthorne	363,893	18,506
St Albans	397,592	14,544
St Edmundsbury	427,022	14,666
St Helens	1,140,683	83,452
Stafford	451,820	18,302

Local Authority	Main administration subsidy (£)	Additional administration subsidy (£)
Staffordshire Moorlands	312,968	9,726
Stevenage	475,916	23,402
Stockport	1,240,137	50,517
Stockton on Tees	1,195,566	64,972
Stoke on Trent	1,586,896	104,602
Stratford on Avon	414,124	17,457
Stroud	370,376	13,702
Suffolk Coastal	414,762	15,596
Sunderland	2,147,493	123,821
Surrey Heath	251,677	6,798
Sutton	970,405	43,674
Swale	727,097	33,605
Swindon	1,004,778	46,211
Tameside	1,526,308	70,469
Tamworth	323,668	16,670
Tandridge	264,641	9,242
Taunton Deane	512,021	18,432
Teignbridge	580,722	14,670
Telford and Wrekin	1,042,531	62,729
Tendring	881,378	38,283
Test Valley	429,232	16,925
Tewkesbury	303,667	10,031
Thanet	1,093,520	36,809
Three Rivers	334,798	14,767
Thurrock	813,454	43,969
Tonbridge and Malling	450,259	18,015
Torbay	1,058,381	34,095
Torridge	315,770	9,075
Tower Hamlets	3,531,077	223,443
Trafford	1,016,696	54,643
Tunbridge Wells	440,894	14,922
Uttlesford	206,084	7,993
Vale of White Horse	393,316	15,856
Wakefield	2,168,361	133,756
Walsall	1,944,221	115,672
Waltham Forest	1,971,752	124,824
Wandsworth	2,209,415	149,270
Warrington	931,317	35,678
Warwick	445,095	25,346
Watford	517,473	20,687
Waveney	638,281	24,887
Waverley	358,218	12,718
Wealden	439,000	13,187
Wellingborough	410,148	19,219

Local Authority	Main administration subsidy (£)	Additional administration subsidy (£)
Welwyn Hatfield	525,534	23,336
West Berkshire	572,377	19,243
West Devon	221,674	6,582
West Dorset	396,126	13,272
West Lancashire	472,494	26,507
West Lindsey	411,967	18,980
West Oxfordshire	360,278	14,676
West Somerset	198,183	6,385
Westminster	2,094,102	287,561
Weymouth and Portland	413,409	15,005
Wigan	1,725,341	103,930
Wiltshire	1,812,608	74,269
Winchester	361,890	12,189
Windsor and Maidenhead	479,829	17,279
Wirral	2,041,008	110,214
Woking	366,595	13,583
Wokingham	316,099	9,434
Wolverhampton	1,793,669	112,143
Worcester	514,303	23,809
Worthing	510,426	16,931
Wychavon	419,081	18,517
Wycombe	661,163	27,789
Wyre	574,996	17,123
Wyre Forest	508,883	18,910
York	731,930	28,133

Local Authority	Main administration subsidy (£)	Additional administration subsidy (£)
Wales		
Blaenau Gwent	510,188	35,632
Bridgend	746,537	43,047
Caerphilly	909,198	68,176
Cardiff	1,880,123	129,420
Carmarthenshire	829,973	52,290
Ceredigion	316,666	12,676
Conwy	593,685	24,486
Denbighshire	502,426	24,769
Flintshire	620,389	37,276
Gwynedd	582,016	31,677
Isle of Anglesey	331,354	20,791
Merthyr Tydfil	378,407	26,548
Monmouthshire	328,158	16,018
Neath Port Talbot	841,191	58,164
Newport	878,845	60,509
Pembrokeshire	536,837	30,651
Powys	532,171	25,779
Rhondda Cynon Taf	1,324,268	80,061
Swansea	1,278,277	74,945
Torfaen	576,171	41,132
Vale of Glamorgan	541,142	32,596
Wrexham	640,280	37,423

Local Authority	Main administration subsidy (£)	Additional administration subsidy (£)
Scotland		
Aberdeen	918,006	52,350
Aberdeenshire	836,942	25,574
Angus	536,724	19,210
Argyll and Bute	462,251	19,804
Clackmannanshire	298,899	27,118
Comhairle nan Eilean Siar	148,440	5,082
Dumfries and Galloway	890,840	35,736
Dundee	1,164,840	72,067
East Ayrshire	769,205	69,380
East Dunbartonshire	338,767	14,340
East Lothian	463,391	23,527
East Renfrewshire	236,244	11,051
Edinburgh	2,574,220	161,076
Falkirk	822,941	61,373
Fife	1,935,645	139,219
Glasgow	5,586,176	311,112
Highland	1,057,778	59,323
Inverclyde	629,014	33,623
Midlothian	432,215	31,968
Moray	368,766	13,493
North Ayrshire	958,216	73,443
North Lanarkshire	2,030,938	144,709
Orkney	87,800	2,798
Perth and Kinross	650,535	21,321
Renfrewshire	1,111,747	62,302
Scottish Borders	612,085	24,995
Shetland	69,780	3,499
South Ayrshire	620,626	39,250
South Lanarkshire	1,595,141	110,053
Stirling	341,428	21,624
West Dunbartonshire	770,686	65,283
West Lothian	960,236	75,939

Appendix E – Weekly limit rents for LAs in England 2014/15

	Weekly Limit Rent
Adur	£94.08
Arun	£91.42
Ashfield	£68.96
Ashford	£89.56
Babergh	£89.62
Barking & Dagenham	£98.36
Barnet	£112.19
Barnsley	£75.32
Barrow in Furness	£75.43
Basildon	£87.42
Bassetlaw	£72.85
Birmingham	£83.42
Blackpool	£71.24
Bolsover	£82.51
Bournemouth	£83.38
Brent	£118.70
Brentwood	£94.97
Brighton and Hove	£84.74
Bristol	£81.74
Broxtowe	£75.74
Bury	£77.23
Cambridge	£103.44
Camden	£121.75
Cannock Chase	£74.08
Canterbury	£88.92
Castle Point	£89.17
Central Bedfordshire	£102.61
Charnwood	£74.92
Cheltenham	£80.94
Cheshire West and Chester	£82.99
Chesterfield	£80.44
City of London	£109.07
Colchester	£87.81
Corby	£79.16
Cornwall	£71.39
Crawley	£103.87
Croydon	£106.89
Dacorum	£109.40

Darlington	£71.55
Dartford	£90.09
Derby	£78.93
Doncaster	£73.72
Dover	£84.76
Dudley	£83.45
Durham	£70.79
Ealing	£103.65
East Devon	£81.78
East Riding of Yorkshire	£79.71
Eastbourne	£78.36
Enfield	£101.87
Epping Forest	£100.04
Exeter	£75.73
Fareham	£91.09
Gateshead	£77.00
Gloucester	£78.39
Gosport	£84.48
Gravesham	£90.02
Great Yarmouth	£79.66
Greenwich	£103.64
Guildford	£111.26
Hackney	£100.43
Hammersmith and Fulham	£116.75
Haringey	£106.71
Harlow	£92.94
Harrogate	£81.22
Harrow	£114.43
Havering	£97.15
High Peak	£73.72
Hillingdon	£109.39
Hinckley and Bosworth	£78.89
Hounslow	£104.76
Ipswich	£85.75
Isles of Scilly	£79.59
Islington	£120.18
Kensington and Chelsea	£128.78
Kettering	£82.13
Kingston upon Hull	£75.54
Kingston upon Thames	£113.32
Kirklees	£70.23
Lambeth	£108.93
Lancaster	£77.80
Leeds	£74.38

Leicester	£72.72
Lewes	£90.05
Lewisham	£96.77
Lincoln	£69.30
Luton	£87.42
Manchester	£73.34
Mansfield	£73.66
Medway	£82.50
Melton	£77.46
Mid Devon	£78.95
Mid Suffolk	£82.75
Milton Keynes	£86.31
New Forest	£100.04
Newark and Sherwood	£78.79
Newcastle upon Tyne	£77.06
Newham	£97.30
North East Derbyshire	£81.69
North Kesteven	£77.12
North Tyneside	£76.90
North Warwickshire	£88.87
North West Leicestershire	£79.19
Northampton	£83.99
Northumberland	£68.50
Norwich	£80.00
Nottingham	£75.47
Nuneaton and Bedworth	£78.48
Oadby and Wigston	£81.19
Oldham	£69.66
Oxford	£109.75
Poole	£86.12
Portsmouth	£85.64
Reading	£105.24
Redbridge	£103.52
Redditch	£78.79
Richmondshire	£78.11
Rotherham	£76.39
Rugby	£86.88
Runnymede	£110.62
Salford	£75.62
Sandwell	£82.09
Sedgemoor	£78.12
Selby	£78.86
Sheffield	£72.48
Shepway	£84.54

Shropshire	£82.20
Slough	£106.80
Solihull	£82.79
South Cambridgeshire	£107.38
South Derbyshire	£79.58
South Holland	£76.19
South Kesteven	£79.44
South Tyneside	£75.58
Southampton	£85.27
Southend on Sea	£86.67
Southwark	£108.56
St Albans	£113.50
Stevenage	£98.70
Stockport	£75.50
Stoke on Trent	£70.99
Stroud	£83.06
Sutton	£108.22
Swindon	£83.60
Tamworth	£80.85
Tandridge	£98.93
Taunton Deane	£82.75
Tendring	£83.99
Thanet	£81.61
Thurrock	£91.14
Tower Hamlets	£111.57
Uttlesford	£100.22
Waltham Forest	£102.85
Wandsworth	£125.63
Warwick	£94.64
Waveney	£79.63
Waverley	£113.81
Wealden	£85.87
Welwyn Hatfield	£109.40
West Lancashire	£76.71
Westminster	£125.72
Wigan	£78.60
Wiltshire	£88.49
Winchester	£101.74
Woking	£104.18
Wokingham	£114.39
Wolverhampton	£80.50
York	£79.87

Appendix F – Amounts for rent rebate subsidy deduction calculation for LAs in Wales 2014/15

	Specified Amount 'O'	Guideline Rent Increase 'P'
Caerphilly	£71.63	£2.46
Cardiff	£81.99	£2.92
Carmarthenshire	£71.76	£2.79
Denbighshire	£69.22	£3.18
Flintshire	£72.02	£3.32
Isle of Anglesey	£67.78	£3.47
Pembrokeshire	£72.94	£3.37
Powys	£73.23	£3.08
Swansea	£70.65	£2.62
Vale of Glamorgan	£78.65	£3.30
Wrexham	£71.37	£3.15

Appendix G – Subsidy arrangements for Temporary Accommodation

Calculating subsidy

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

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

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

Notes for all cases

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

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

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

Referring rents to a Rent Officer

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

What is reasonable?

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

Treatment of HB following referral to a Rent Officer

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

The following examples use specific locations for illustrative purposes only

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

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

Leased by registered housing association as part of HAL scheme.

Rent is set at £1000 per week.

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

Rent Officer determination for the property is £700.

Maximum rent is therefore £700.

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

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

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

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

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

Leased by registered housing association as part of HAL scheme.

Rent is set at £200 per week.

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

Rent Officer determination for the property is £160.

Maximum rent is therefore £160.

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

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

Key definitions

Registered Housing Association

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

Exempt accommodation

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

Board and lodging accommodation

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

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

Self-contained accommodation

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

Licensed accommodation

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