

**Cartrefi
Cymunedol
Cymru** | **Community
Housing
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Operational Challenges Facing Housing Associations

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- **Charity:** Our board is made up of housing association CEOs
- **Members:** All Welsh Housing Associations (currently 92)
- **Funding:** Subscriptions from members + commercial activities
- **Sister Organisations:**
 - National Housing Federation (NHF) (England)
 - Scottish Federation of Housing Federations (SFHA)
 - Northern Ireland Federation of Housing Associations (NIFHA)
- **Member of Housing Europe**

Member Offer

- **All housing association staff members can register for a login and access to CHC networks, resources and conferences**
- **Influence:** Creating the right policy environment
- **Connect:** Bringing our members together through networks and beyond
- **Support:** Facilitating governance, legal and bespoke advice
- **Inform:** Research, analysis, conferences and access to training

Challenges

Local Housing Allowance (LHA)

Universal Credit

Future Funding for Supported Housing

What is LHA?

- Levels of Housing Benefit
- Introduced in 2008 for the Private Rented Sector (PRS)
- 23 Broad Rental Market Areas in Wales
- Not exactly fitting Local Authority areas. e.g Powys has two BRMAs
- Shared Accommodation Rate
 - 1 bed
 - 2 Bed
 - 3 Bed
 - 4 Bed (and above)
- Due to be applied in the Social Rented Sector (SRS) in April 2019

Cardiff

Number of Rooms	Weekly LHA rate	Monthly Equivalent	4 Weekly Rate
Shared Accommodation	£55.78	£241.71	£223.12
1 Bedroom self-contained	£103.56	£448.76	£414.24
2 Bedrooms	£126.92	£549.99	£507.68
3 Bedrooms	£150.00	£650.00	£600.00
4 Bedrooms	£190.38	£824.98	£761.52

Blaenau Gwent

	Weekly rate
Shared accommodation	£46.03
1 bedroom	£60.00
2 bedrooms	£75.00
3 bedrooms	£85.85
4 bedrooms	£111.57

Wrexham SAR: £65.65

Application

- 1.** Supported Accommodation (including sheltered) maximum LHA through the benefit system, UC or HB from April 2019. WG will be responsible for all additional cost above this.
- 2.** General needs accommodation for working age claimants on UC before April 2019, max LHA.
- 3.** General needs accommodation for working age HB claimants migrated to UC after 2019, full housing costs.
- 4.** All new tenancies signed after April 2016, max LHA.
- 5.** General needs accommodation for pension age claimants housed before April 2016, full housing costs.
- 6.** Pension age claimants moving from UC to pension credit after April 2019, unknown costs. (unless signed tenancy before April 2016).

Under 35s

- Only eligible for the Shared Accommodation Rate (SAR)
- Currently applies in PRS
- Various exemptions
 - Dependents
 - Supported accommodation
 - Disabled
 - Care leaver etc.
- Changes in lettings policies
- Conditional tenancies
- Innovative housing/shared accommodation

Universal Credit

- Replacing most working age benefits
- Housing Benefit replaced with UC Housing Element
- Currently Live Service in Wales
- Full (Digital) Service set to roll out in April 2017- July 2018
- Monthly payments
- Payment direct to claimant (except where APA MP in place)
- 6 week initial wait for payment

UC Full Service

- April 2017: Flintshire
- July 2017: Torfaen
- October 2017: NPT & Wrexham
- November 2017: Newport
- December 2017: Swansea
- February 2018: Conwy, Denbighshire, Bridgend & Cardiff.
- March 2018: Carmarthenshire, Anglesey, Merthyr & Monmouthshire
- April 2018: Blaenau Gwent & Gwynedd
- May 2018: Caerphilly, Ceredigion & Pembrokeshire
- June 2018: Vale of Glamorgan & Powys
- July 2018: RCT

18-21 Year Olds

- Lose automatic entitlement to housing costs from April 2017
- Universal Credit Full (Digital) Service
- Similar exemptions to under 35s plus domestic violence threat etc.
- Predicted to save only £3.3m across Great Britain
- Shared Accommodation Rate
- Due to be applied in the Social Rented Sector (SRS) in April 2019

Funding Supported Housing

- Funding for supported accommodation above LHA to be devolved in April 2019
- LHA to be provided through HB/UC
- Shortfall between LHA and rent & service charge to be made up by devolved top-up fund
- Delivery model?
- Size of devolved top-up fund?
- Sheltered housing?

Extra care unit example:

	Current Funding model remaining until March 2019	LHA Maxima Policy – no longer in use	New funding mechanism April 2019
Rent	£114.44	£114.44	£114.44*
HB eligible service charge	£46.79	£46.79	£46.79
Non HB eligible service charges:			
Water	£5.43	£5.43	£5.43
Alarm monitoring	£9.75	£9.75	£9.75
Heating	£7.22	£7.22	£7.22
Electricity	£6.43	£6.43	£6.43
Meals	£56.98	£56.98	£56.98
Total rent and service charge	£247.04	£247.04	£247.04
Total Housing Benefit	£161.23	£73.64 - LHA	£73.64* - LHA
Supporting People Fund	£9.75	£9.75	£9.75
New devolved fund from 2019	-	-	£87.59
Tenant Payment	£85.81	£173.40	£85.81



Sheltered Accommodation example:

	Current Funding model remaining until March 2019	LHA Maxima Policy – no longer in use	New funding mechanism April 2019
Rent	£68.43	£68.43	£68.43*
HB eligible service charge	£26.80	£26.80	£26.80
Non HB eligible service charges:			
Water	£3.08	£3.08	£3.08
Heating	£5.92	£5.92	£5.92
Total rent and service charge	£104.23	£104.23	£104.23
Total Housing Benefit	£95.23	£85.85 - LHA	£85.85* - LHA
Supporting People Fund	-	-	-
New devolved fund from 2019	-	-	£9.38
Tenant Payment	£9.00	£18.38	£9.00

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