

Finances and Resources
North Somerset Council
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Weston-super-Mare
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Housing Benefit Team
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The Housing Benefit you may receive is changing

Dear landlord,

In April 2011 the Government changed the way Housing Benefit is calculated for tenants renting from private landlords.

The change may mean that the amount of Housing Benefit that your tenants receive may go down.

For those tenants who are already getting Housing Benefit, the amount they get may change when we review their claim. The timing of when this will affect your tenants' benefit will depend on their specific circumstances and we are writing to them to let them know about the changes.

In addition we now have more discretion to pay Housing Benefit directly to you. We can only consider doing this in very specific circumstances where it would help the customer secure a new tenancy, or remain in their current home at a reduced rent.

If your tenant has moved into your property since April 2008, they are very likely to be affected by these changes.

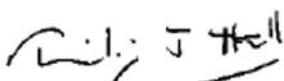
We have produced an information leaflet for tenants outlining the changes, included in this letter for your information. Details are also available on our website at www.n-somerset.gov.uk/housingbenefit.

The changes mean that Local Housing Allowance rates will be reduced to a lower amount, so that about three in 10 properties for rent in the area should be affordable to people on Housing Benefit. At the moment about five in 10 properties in each area are affordable to people receiving Housing Benefit.

If you want to know what your Local Housing Allowance rate is now, visit the LHA Direct website at <http://lha-direct.voa.gov.uk>. These rates change every month, so keep checking.

Our contact details are at the top of this letter if you require more information.

Yours faithfully

A handwritten signature in black ink, appearing to read "Phill Hall".

Phill Hall Director of Finance and Resources

