



# CeisioCartref RhCT HomeFinderRCT

## The Housing Benefit or Housing Costs that you receive in the future is changing

Thank you for applying for re-housing through HomefinderRCT. If you are likely to need help towards the cost of paying your rent, there are some changes that you need to be aware of.

### What are the changes?

The Housing Benefit that you receive will be set at the same rate as Local Housing Allowance which is paid to tenants in the private rented sector. This will apply to **EVERYONE**, including tenants of pensionable age..

### What is Local Housing Allowance (LHA)?

It is the maximum amount that can be paid towards someone's housing costs. It is based on the number of rooms your household **needs** and not the number of rooms in the property or the amount of rent charged by the landlord.

### What does it mean for me?

It means that the help you can get towards paying your rent may be less in future. You will therefore need to make up the difference.

### WEEKLY LHA RATES IN RCT FROM APRIL 2016

Number of Bedrooms	LHA area - Cynon	LHA area - Taff & Rhondda
Shared Room Rate (single and under 35)	£46.03	£46.03
1 Bedroom	£67.76	£67.50
2 Bedrooms	£80.55	£86.30
3 Bedrooms	£87.75	£91.81
4+ Bedrooms	£119.67	£126.58

## **When will it happen?**

If you signed your tenancy after 1 April 2016, your Housing Benefit entitlement will change from 1 April 2019 onward. This includes any changes to your tenancy since 1 April 2016, for example, if you have transferred, swapped homes or added someone to your tenancy.

## **Has Bedroom Tax been scrapped?**

No – Bedroom Tax still applies but you won't be charged bedroom tax and the Local Housing Allowance. You will only be affected by one change.

## **How many rooms do I need?**

The number of bedrooms needed is based on the number, age and sex of those who live in your household. The bedroom requirement is calculated as follows:

- one bedroom for the claimant and partner
- one bedroom for other person aged 16 or over
- one bedroom for any two children of the same sex aged under 16
- one bedroom for any two children regardless of sex who are less than ten years old
- an additional room for a non-resident overnight carer
- If the claimant is single and aged under 35, the shared room rate will apply