



Rent & Housing Benefit

Information for Landlords

This leaflet tells you about:

- The Local Housing Allowance rates for the borough
- The process of Housing Benefit or Universal Credit
- The importance of providing your tenant with a regular rent statement

Rent

You can find the current Local Housing Allowance (LHA) rate for your property by entering the property details on the [Direct Gov website](#)

If your tenant receives Housing Benefit or Universal Credit towards paying their rent, we recommend that as a landlord you should set the rent as close to the LHA rate as possible. This makes the property affordable for your tenant and reduces the likelihood that they may face financial difficulties, including falling behind with their rent.

Housing Benefit/Universal Credit process

Once your tenant has signed the tenancy agreement, they should make their claim for [Universal Credit](#) or [Housing Benefit](#) using the online system if possible. Most people applying for benefits now need to make a claim for Universal Credit, but the following still need to claim Housing Benefit:

- Those who are getting the [severe disability premium](#), or are entitled to it
- Those who got or were entitled to the severe disability premium within the last month and are still eligible for it
- Those who have reached [State Pension age](#)
- Those living in the Council's supported, sheltered or temporary housing

You may also wish to consider visiting [How to Claim Universal Credit: Step-By-Step](#) to gain some understanding of the Universal Credit process.)

Your tenant will also need to visit the Council's customer services as soon as possible after making their application to supply their tenancy paperwork to support their claim.

Universal Credit and Housing Benefits assessments can take 4-6 weeks to process, but rent payments for tenancies are backdated to the start date of the tenancy.

Keeping rent statements

As a landlord, we recommend that you keep a track of your rental income as regularly as possible, starting from when you would expect to receive your tenant's first rent payment. It is good practice to supply your tenant with a statement every six months so they are aware of their rent payments up to date.

If you wish to speak to our Benefits team about your tenant's rent, you can call **01442 228000** and ask for **Housing Benefit**.

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