

## LOCAL HOUSING ALLOWANCE & HOUSING BENEFIT



### Landlord Direct Payments

We aim to enable the first six months LHA paid direct to landlord, due to the tenant's vulnerability to homelessness. A Landlord who has lowered the rent to Local Housing Allowance rate can also apply for Landlord Direct Payments.

### Payments in Arrears

As with the former Housing Benefit payments, LHA is paid 4 weekly in arrears to landlords, or 2 weekly in arrears to tenants.

### Local Housing Allowance (LHA) Rates

The current LHA rates are shown in the table below. This is the maximum amount a tenant may get towards their rent. They may get lower than this figure if they are working part time, have any overpayments from a previous tenancy, are on a higher income or have any non-dependants living with them.

LHA Category April 2017 to March 2018	Plymouth Per Week	Plymouth Per Calendar Month
1 Bedroom - Shared Rate	£71.21	£308.58
1 Bedroom - Own facilities	£94.16	£408.03
2 Bedroom	£122.36	£530.23
3 Bedroom	£145.43	£630.20
4 Bedroom	£182.45	£790.62

### WHAT NEXT?

If you are interested in housing clients through our scheme, and would like some potential tenants referred to you, please contact Plymouth Renting Support service. We would be happy to visit you at your office to further discuss

Email: [prss@pathdevon.org](mailto:prss@pathdevon.org) / 01752 293730

P.A.T.H. (Plymouth Access to Housing) Limited is a limited company registered in England and Wales.  
Registered Office: Harwell Centre, Western Approach, Plymouth PL1 1PY  
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Supporting People In Housing Need

## PRSS INFORMATION FOR LANDLORDS

### Plymouth Renting Support Service

A service to help people at risk of homelessness to access accommodation in the Private Rented Sector



### Path Renting Support Service

Harwell Centre, 28-42 Harwell Court, Western Approach,  
Plymouth, PL1 1PY

Tel: 01752 293730 Email: [prss@pathdevon.org](mailto:prss@pathdevon.org)

## PATH

Path is a charity supporting people vulnerable to homelessness in Devon, offering a range of services.

Our Renting Support Service looks at a range of options to help people to access and maintain tenancies in the Private Rented Sector.

We provide support to both Landlords and Tenants in order to help reduce homelessness by improving access to rented accommodation.

## HOW PATH WORKS WITH LANDLORDS

### What we can offer Landlords and Letting Agents

We don't manage your property, but we do provide a range of services and support, such as:

- Referring tenants to you who have a proven track record of sustaining a successful tenancy
- Provision of a twelve month Deposit Guarantee in place of a deposit
- Information about up-to-date Local Housing Allowance (LHA) Rates
- Requesting housing benefit is paid direct to the landlord
- Periodic reviews of the tenancy to check for any changes
- Move-in and Move-Out support
- Providing template rent account spread-sheets
- Property Inspections and checking certificates are in place
- Advice, support and problem-solving if required, such as tenant visits or liaising with the Housing Benefit office



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We will do our best to help resolve any issues, or aim to signpost you to someone who can. We can also refer tenants who struggle to maintain their tenancies to a specialist support service.

### We need Landlords and Letting Agents who:

- Are happy to accept tenants in receipt of LHA
- Have properties which meet all legal requirements, i.e. Gas Safe, Energy Performance and Electrical Safety Certificates, and are free from hazards under the Housing Act 2004
- Are not resident in the property or providing B&B accommodation
- Free from conviction for harassment or illegal eviction

## HOW PATH WORKS WITH TENANTS

When clients are referred to our services, as part of our pre-tenancy and tenancy support work, we:

- Complete an assessment interview covering client housing history and support needs
- Check proof of identification and proof of income
- Check previous landlord, character and employer references
- Support them in applying for LHA, assisting if required
- Check for previous LHA overpayment and monitor LHA claim until in payment
- Help to identify landlords and letting agents with available properties
- Assist in applying for loans or grants to raise deposits, rent in advance and fees
- Offer a Deposit Guarantee (DG) for eligible clients who cannot afford a deposit
- Require DG clients to open a Credit Union account and make regular, monitored savings to replace the Deposit Guarantee after its one year expiry.
- Give guidance on tenancies and tenants' legal obligations

This process gives us a better understanding of our clients and their housing needs. Whilst we do not recommend which tenants to select, we can assist with your decision. **It is still important to continue to follow your own procedures when taking on new tenants.**

## THE PROPERTY

Path needs to ensure that the property meets a decent standard, have adequate heating, reasonably modern facilities and no problems with damp or disrepair.



### Testing & Certificates

- Energy Performance Certificate (EPC)
- Valid gas safety certificate, renewed annually
- Have had a NICEIC electric safety test in the last 5 years
- Valid License for licensable HMO's
- Valid Fire Safety Certificate for HMO's

### Inventory and Digital Photographic Record

We will take digital photos as a record of the condition of the property when the tenant moves in, noting any specific signs of damage or disrepair visible. You will need to inform PATH when the tenant leaves, as we will carry out a move-out inspection, recording any changes since move-in. If any damages should be identified, we will also assist with the claims process.