

Date	Change	Who will be affected?
April 2011	<p>People who need a carer to look after them overnight, will be allowed an extra room when we calculate the Local Housing Allowance rate.</p> <p>Please see below for more details.</p>	<p>People claiming Local Housing Allowance who have a non-resident carer.</p>

From 1st April 2011, if you live in the private rented sector and have a non-resident carer, you may be able to get a property with an extra bedroom for them to use overnight. If you think this change might apply to you, please contact us.

If you already live in a property with an extra bedroom for a non-resident carer, and your Local Housing Allowance does not cover your rent, please contact us.

For further details please see below.

Benefits office contact details can be found here: <http://www.brighton-hove.gov.uk/index.cfm?request=c1000952>

- **Room for carers – additional information**

The change to the HB size criteria rules (both under the LHA arrangements and the maximum rent rules) to include a bedroom that is used by a non-resident carer, or team of carers, for overnight stays will apply in the following circumstances:

- the customer is a tenant in the private rented sector
- a carer who does not live in the tenant's property stays overnight to provide care
- the overnight care is provided for the customer or partner - it will not apply to other members of the household and only one extra room is allowed
- there is a spare bedroom that is used by a carer or team of carers for overnight stays
- In order to establish whether an extra bedroom can be included in the assessment LAs will need to be satisfied that:
 - overnight care is required
 - the care is in fact provided
 - they have a bedroom available for the carer's use

How the change will be applied

The change will apply to all HB customers who satisfy the qualifying criteria from 1 April 2011. For existing customers there is no time limit on the period for which arrears can be awarded provided that the qualifying conditions are met, but the changes are not retrospective so cannot be applied before 1 April 2011. This means that customers who are in receipt of benefit as of 1 April 2011 and who are subsequently identified as being entitled to the extra room rate for an overnight carer, will be entitled to arrears from that date even if their award is not revised or superseded until a later date.

For existing claims, the application of this change will trigger a new rent officer referral or a new maximum rent (LHA) determination. This will set a new anniversary date for cases assessed under the LHA arrangements or the annual rent officer referral date for pre-April 2008 claims.

Thanks,

Steven

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Revenues & Benefits

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