

Figures for New Claims starting in April 2019

These figures will not change for at least the next twelve months

When calculating your monthly payments please remember that these figures are for weekly rent and you may see a discrepancy in your book keeping if you ask your tenant for monthly payments

Rates for each claimant are only reviewed annually on the anniversary date of the initial claim. The only other time a review can be undertaken is if there is a change in circumstances i.e. change of address or break in claim, the rate might also be updated in year if there is a change which entitles the claimant to a different rate of LHA due to a change in the number of occupiers or a relevant birthday which changes the claimant's bedroom requirement.

These figures are used to calculate the Housing element of Universal Credit

WEEKLY RATES					
BRMA	Room	1 Bed	2 Bed	3 Bed	4 Bed
Kernow West	£69.10	£104.89	£132.32	£151.50	£185.29
North Cornwall & Devon Borders	£65.15	£92.05	£115.07	£138.08	£168.46
Plymouth	£71.21	£96.98	£122.36	£145.43	£182.45

If you want to see rates for other areas please visit:

<https://www.gov.uk/government/publications/local-housing-allowance-lha-rates-applicable-from-april-2019-to-march-2020>

or ask Ruth Clarke to look them up for you.

To help keep the LHA rates as accurate as possible please keep the Rent Officers informed of the (non-LHA) rents you charge.

The form for this is available to download from the CRLA website or ask Ruth Clarke for a copy

The only change to last year's figures is in the Single Room rate for North Cornwall and Devon Borders

PTO for calendar monthly equivalents

CALENDAR MONTHLY EQUIVALENT RATES*					
BRMA	Room	1 Bed	2 Bed	3 Bed	4 Bed
Kernow West	£300.26	£455.77	£574.96	£658.30	£805.13
North Cornwall & Devon Borders	£283.09	£399.98	£500.01	£599.99	£732.00
Plymouth	£309.42	£421.40	£531.68	£631.93	£792.79

* **Housing Benefit is paid by Cornwall Council four-weekly so to reach the annual payment you will have to wait for 13 payments. These equivalent figures may not therefore show as accurate on your bank statement. If benefit is received via Universal Credit then the monthly figure should relate.**