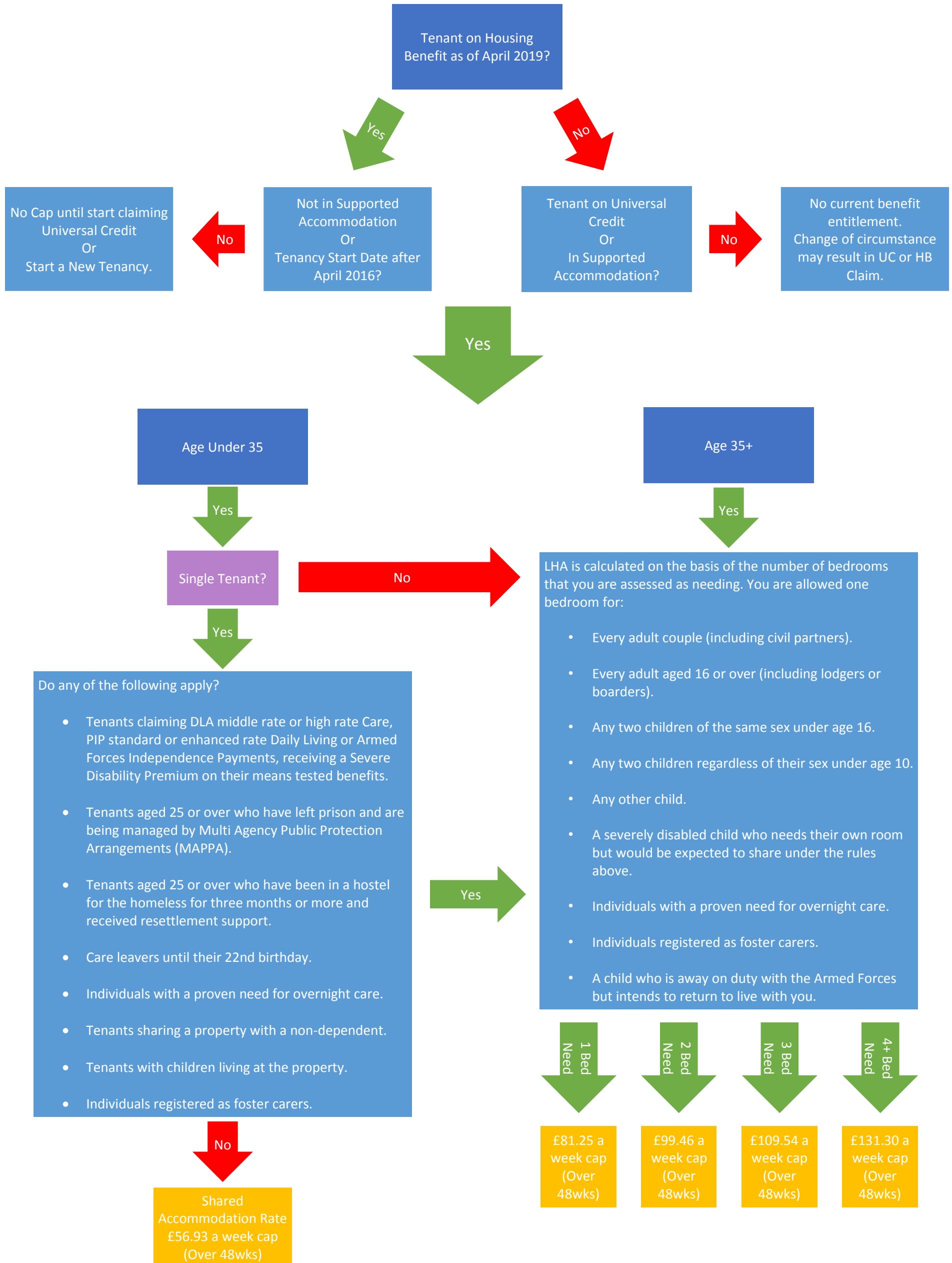


LHA Cap Flowchart



- LHA Cap expected to affect Social Housing from April 2019.
- Bedroom Tax and Benefit Cap may also apply. Only the biggest cap will apply.
- Properties where a household member has passed away will be exempt from the LHA for a full year following the bereavement.
- Pensioners remain on Housing Benefit after Universal Credit rollout. Planned change to include housing cost in Pension Credits.
- LHA amounts as per April 2017. A 3% increase has been agreed for the NPT Shared Accommodation rate. Other than this a 4 year increase freeze applies.
- The additional eligible service charges in supported (sheltered) accommodation is expected to be funded via a devolved welsh government fund.