

Tenancy Bond Scheme

Housing Benefit information

Housing Benefit is paid 4 weekly in arrears, whereas most rents are charged one month in advance. To calculate your weekly rent you should times your monthly rent by 12 and then divide by 52. Over a year you will receive 13 payments, consequently there is always one month where two payments fall.

Please be aware that the payment of Housing Benefit you receive on behalf of your tenant may not meet the weekly amount of rent you are charging for the following reasons:

1. Housing Benefit is a means tested benefit, therefore your tenant may not necessarily receive full benefit. You will receive notification letters to show your tenant's weekly entitlement.
2. The Local Housing Allowance dictates the maximum amount of rent which can be considered for Housing Benefit. If the rent you charge is above this rate, there will be a shortfall in rent which will need to be paid by your tenant. In some cases your tenant can request further help though a discretionary payment.
3. If the tenant has an existing overpayment, or incurs an overpayment of benefit during the period of their claim, benefit payments will be reduced to recover this overpayment.
4. The government's housing benefit rules allow the council to claim back overpaid housing benefit from the person it was paid to. If a landlord is overpaid benefit for one of their tenants, the housing benefit department can make deductions from another tenant's housing benefit that is paid to the landlord. This would be notified on the landlord's schedule of payments. Please note: The law says that you cannot treat any deductions made from the housing benefit payments for any of your other tenants as rent arrears. An example where a landlord may become responsible for overpaid benefit is where the tenant moved out and the landlord did not notify the benefit department.

