

# Housing Tenants/benefit Changes

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To Our Mutual Advantage Charles Leadbeater 1999

The Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020 GREAT BRITAIN. 2020-01-15 Enabling power: Housing and Planning Act 2016, ss. 122, 123 & Housing Act 2004, s. 234, sch. 4, para. 3. Issued: 15.01.2020. Sifted: -. Made: -. Laid: -. Coming into force: 01.04.2020. Effect: 2004 c.34; S.I. 2006/372 amended. Territorial extent & classification: E. For approval by resolution of each House of Parliament

The Draft Universal Credit Regulations 2013; the Benefit Cap (Housing Benefit) Regulations 2012 (SI 2012/2994); the Draft Universal Credit, Personal Independence Payment, Jobseeker's Allowance and Employment and Support Allowance (Claims and Payments) Regulations 2013 Social Security Advisory Committee 2012-12-10 The Social Security Advisory Committee undertook a public consultation exercise as part of their review of universal credit and related regulations and reported that the majority of respondents were broadly supportive of the Government's ambitions to simplify the benefits system. The Committee made 36 recommendations across six broad themes: overarching issues; self employment; housing; the benefit cap; conditionality and sanctions; and claims and payments. The Government brings forward regulations which address a number of the Committee's concerns and make improvements to the way in which universal credit will operate. These include the detailed arrangements for self-employed people, provisions to pay housing cost support for those living in supported exempt accommodation outside of universal credit, and provisions to provide alternative payment arrangements to support claimants as they move to universal credit. The Government also accepts the Committee's recommendations to monitor and evaluate the impact of the implementation of universal credit. The Department is also assembling an expert advisory group to help with the evaluation of universal credit

The Rights of the Private Tenant Roger Sproston 2017-06-25 This is the latest publication in the Strightforward Guides Series, A Guide to The Rights of the Private Tenant, is a concise guide to the rights of tenants in private rented residential property. Changes to the law in 2017 are covered, including to the law as it affects accommodation agencies and changes to the benefit system. This book will enable anyone to understand the complex area of law that governs the area of residential housing and to understand the relationship between landlord and tenant.

Let's Build the Houses - Quick!

Managing the Impact of Housing Benefit Reform Great Britain: National Audit Office 2012-11 As part of the measures announced in the emergency budget in June 2010 and the Spending Review of October 2010, the Government announced changes to housing benefit, including reductions to local housing allowance rates for private rented sector claimants and deductions in payments to social sector tenants in under-occupied homes. The Department is actively preparing for the implementation of housing benefit reform, using available data to assess the impact of the reforms on current entitlements. It has estimated that the reforms will result in around two million households receiving lower benefits. Claimants with large numbers of children and those living in areas of high rent such as London will be most affected. The Government intends the reforms to improve incentives to work and lead to positive changes for claimants. Reforms could also lead to hardship or an increased risk of homelessness. How tenants and landlords will respond is highly uncertain at the moment and the Department has commissioned independent research to evaluate the impact of the reforms after implementation and is also working with local authorities to identify the extent to which the reforms will increase the administrative. Uprating local housing allowance by the consumer price index, rather than local rent inflation, could put pressure on the supply of affordable local housing. Downward pressure on rents or increased employment would mitigate the impact but NAO analysis indicates that, on current trends, 48 per cent of local authority areas in England could face shortfalls by 2017

Housing Benefit and Supported Accommodation Andreas Cebulla 1999

Meeting of Board of Regents University of Michigan. Board of Regents 1998-06

Housing Benefit Changes for Private Sector Tenants Great Britain. Department of Social Security 1995

Guide to Letting Property Roger Sproston 2012-10-01 The latest publication in the Easyway Guides Series, Guide to Letting Property revises and updates the previous edition in the light

of ongoing changes in law and also practice, specifically changes in local authority monitoring and also tax changes and changes in the housing market generally. This guide is comprehensive and should provide those letting property, whether experienced or new to the area of landlord and tenant, with a thorough grounding in property management.

The Decent Homes Programme Great Britain: National Audit Office 2010-01-21 It is estimated that over a million social homes have been improved by the Department for Communities and Local Government's Decent Homes Programme, which aims to improve the condition of homes for social housing tenants. The Department has also provided funding to improve conditions for vulnerable households in private sector accommodation. The Programme has made progress and that, as of April 2009, 86 per cent of homes in the social sector were classed as decent. The Programme has also brought wider benefits such as improved housing management, tenant involvement and employment opportunities. The original target was that all social sector homes would be decent by 2010, but by November 2009 the Department was estimating that approximately 92 per cent of social housing would meet the standard by 2010, leaving 305,000 properties 'non-decent'. 100 per cent decency would not be achieved until 2018-19. The National Audit Office has concluded that there are weaknesses in the information collected by the Department, warning that information gaps create a risk to value for money. Weaknesses in the Department's information are illustrated by uncertainties over the total cost of the Programme to itself or to the sector and the number of properties improved.

#### Management of Housing

Department for Work and Pensions Great Britain: Parliament: House of Commons: Committee of Public Accounts 2013-03-26 Housing Benefit helps those on a low income in social or private housing to pay all or part of their rent, and supported some five million households in Great Britain in 2011-12 at a cost of £23.4 billion. Reforms aim to reduce annual expenditure by £6.2 billion by the end of 2014-15. The changes are being introduced without comprehensive modelling of the likely outcome on individuals or on housing supply and with limited understanding of the costs local authorities will incur. Those individuals who receive Housing Benefit are by definition on low incomes and even small reductions in entitlement can have a significant impact on their finances. The reforms are expected cut benefits for two million households. The impact of these reforms on claimants' finances may be compounded by other changes to the welfare system. The Department cannot model the impacts of the reforms as they depend on the actions claimants take in response to changes in their individual circumstances. Instead the Department plans to adopt a reactive approach, changing rules as problems arise. Claimants need to understand now how their benefit payments will change and what options they have to minimise the impact on their finances, for example, by taking in a lodger. Strong efforts must be made by the Department, local authorities and Social Housing organisations to inform claimants about the reforms; however, to date the evidence suggests that they have not been effective. Also, the Department has failed to take into account the administrative costs of implementing the reforms.

The Harassment and Abuse of Older People in the Private Rented Sector Carlton, Nancy 2003-01-29 Help the Aged funded this major study because of concerns that older people living in private rented housing were vulnerable to abuse and harassment by landlords. Drawing upon detailed research with older people, professionals and landlords in six different localities, the report provides the first major study of this important issue. The report concludes with a series of recommendations to central and local government. These include the need for changes in such areas as the overall regulation of the sector, the rights of older tenants and in the housing benefit system. The recommendations also cover the need for better training for professionals about abuse and harassment, improved age related records and the need for improved funding for advice and advocacy services. This study will be essential reading for a wide range of practitioners and academics whose interests and responsibilities span older people and their reliance upon the housing and welfare systems.

#### Housing Benefit Sylvia Karabiner 2009

A Straightforward Guide to the Rights of the Private Tenant Roger Sproston 2011-04 The latest publication in the Straightforward Guides series is a concise guide to the rights of the tenant of private, rented residential property. Changes to the law for 2011 are fully covered, including changes to European law. The book will enable anyone to understand the complex area of law that governs residential housing and to understand the relationship between landlord and tenant.

Localisation issues in welfare reform Great Britain: Parliament: House of Commons: Communities and Local Government Committee 2011-10-13 This report examines the implications of the Government's welfare reform plans for the localism agenda. Under these plans, Council Tax Benefit and elements of the discretionary Social Fund will be abolished and replaced by localised schemes run by councils. Restrictions placed on local authorities in designing their own schemes for council tax support will produce only the illusion of local discretion. Combined with a planned 10 per cent cut in spending on support for council tax, the MPs argue these restrictions are likely to squeeze the funds available to support working-age unemployed people. The Committee also expresses concerns about the timetable for change, with local authorities having little time to design their council tax support schemes before they are due to be introduced in 2013. The Committee welcomes plans to localise the discretionary Social Fund, but warns ministers they need to fund the new schemes adequately. Collecting information about how these funds are used would allow residents to hold local authorities to account for how effective their local schemes are. Housing Benefit, which is currently administered by local authorities, is to be incorporated into the centralised Universal Credit system under the Government's plans, an incongruous move for an administration committed to decentralisation. Finally, the Committee urges the Government to think carefully about the proposed system of paying housing costs support directly to tenants under Universal Credit, as this could seriously hamper the ability of social landlords to borrow to invest in their current or new properties.

#### Housing Benefit Review Great Britain. Dept. of Health and Social Security. Housing Benefit Review Team 1985

The Rights of the Private Tenant Roger Sproston 2013-07-25 A Guide to The Rights of the Private Tenant is a concise guide to the rights of the tenant of private rented residential property. Changes to the law to 2013 are covered, including to European Law and changes to the benefit system. The book will enable anyone to understand the complex area of law that governs the area of residential housing and to understand the relationship between landlord and tenant. It is ideal for anyone who wishes to understand the processes involved, and also

for those who want a clear and practical guide.

Social Mix and the City Kathy Arthurson 2012 "...Offers a critical appraisal of different ways that the concept of 'social mix' has been constructed historically in urban planning and housing policy, including linking to 'social inclusion'. It investigates why social mix policies re-emerge as a popular policy tool at certain times. It also challenges the contemporary consensus in housing and urban planning policies that social mix is an optimum planning tool..."--Back cover.

Support for Housing Costs in the Reformed Welfare System - HC 720 Great Britain: Parliament: House of Commons: Work and Pensions Committee 2014-04-02 Reforms to the support provided for housing costs - including the Social Sector Size Criteria (SSSC) (also known as the "Bedroom Tax" and the "Spare Room Subsidy") and the household Benefit Cap are causing financial hardship to vulnerable people who were not the intended targets of the reforms and are unlikely to be able to change their circumstances in response. The SSSC is having a particular impact on people with disabilities who have adapted homes or need a room to hold medical equipment or to accommodate a carer. Anybody living in a home that has been significantly adapted for them should be exempt from the SSSC and all recipients of Carers Allowance where the carer lives with the disabled person should be exempt from the Benefit Cap. The Report further urges the Government to exempt all households that contain a person in receipt of higher level disability benefits (DLA or PIP) from the SSSC. Discretionary Housing Payments (DHPs) are only temporary, and whether or not a claimant is awarded DHP is heavily dependent on where they live because different local authorities apply different eligibility rules. Local authorities often have no option other than to place homeless households in expensive temporary accommodation and claimants can then fall within the scope of the Benefit Cap. Local authorities then often have to pay the shortfall for those affected by the Cap so there is no overall saving to public funds. All households in temporary accommodation should therefore also be exempt from the Benefit Cap.

The Housing Benefit (Amendment) Regulations 2010 (S.I. no. 2010/2835), the Rent Officers (Housing Benefit Functions) Amendment Order 2010 (S.I. no. 2010/2836) Great Britain: Social Security Advisory Committee 2010-11-30 In the June 2010 budget, the Government set out a range of proposals aimed at curbing Housing Benefit expenditure that will be introduced between 2011 and 2013. The measures were referred to the Social Security Advisory Committee and this report outlines their recommendations and the Government's response to those recommendations. Principally these included: the removal of the five bedroom Local Housing Allowance rate so the maximum level is for a four bedroom property; the introduction of absolute caps to the Local Housing Allowance; the removal of £15 weekly Housing Benefit excess; include an additional bedroom with the size criteria where there is a proven need for overnight care that is provided by a non-resident carer; and setting Local Housing Allowance rates at the 30th percentile of rents in each Broad Rental Market Area. The Committee raised a number of concerns about the scale and impact of the changes and recommended that the Government should not go ahead with the package of amendments proposed. Among the Committee's recommendations were that the introduction of the CAP be deferred until October 2011; that initially a full Equality Impact Assessment be carried out and that a transition period be incorporated. The Government however feels that the amendments are the first steps in creating a more balanced affordable system and has decided to proceed.

Selling the Welfare State Ray Forrest 2014-06-03 Originally published in 1988, this book offers the first comprehensive and critical analysis of the privatisation of public housing in Britain. It outlines the historical background to the growth of public housing and the developing political debate surrounding its disposal. The main emphasis in the book, however, is on the ways in which privatisation in housing links to other key changes in British society. The long trend for British social housing to become a welfare housing sector is related to evidence of growing social polarisation and segregation. Within this overall context, the book explores the uneven spatial and social consequences of the policy.

House of Commons - Scottish Affairs Committee: The Impact of the Bedroom Tax in Scotland: Interim Report - HC 288 Great Britain. Parliament. House of Commons. Scottish Affairs Committee 2013-12-16 The Scottish Affairs Committee calls for the repeal of the Bedroom Tax. While this is being considered, the Committee calls on the Government to suspend application of the Bedroom Tax for all those tenants to whom a reasonable alternative offer cannot be made. There are not enough smaller houses available for tenants to transfer into. The lack of any alternative offers means that tenants have no choice but to go into arrears if they simply cannot afford the extra costs. Other amendments proposed for the operation of the tax include: exemptions for those disabled people who require a room to store or use equipment or aids; non application where it would be financially perverse to do so - eg where removing fixed aids and adaptations, and then reinstalling them in a smaller home, would be more expensive than the savings over two years; all children of secondary school age should be allowed a bedroom of their own to allow quiet study; all disabled children, of whatever age, should have a bedroom of their own. The Committee also calls for changes to the system of Discretionary Housing Payments, which have been designed by the Government to mitigate the worst impacts of the Bedroom Tax. There should be a standard nationwide entitlement system, across the UK as a whole, rather than the present postcode lottery. The UK and Scottish Governments should make longer term commitments to the provision of DHP payments in order to allow local authorities to plan and structure their budgets.

Social Housing and Worklessness Del Roy Fletcher 2008

Implementation of Welfare Reform by Local Authorities Great Britain: Parliament: House of Commons: Communities and Local Government Committee 2013-04-03 The significance, timetable and volume of the proposed welfare reforms should not be underestimated. The changes will see Housing Benefit, currently administered by local authorities, transferring into Universal Credit (UC), to be administered by the Department for Work and Pensions (DWP). Moving in the other direction, Council Tax Benefit and parts of the Social Fund will be replaced with schemes designed and administered by local authorities. This report focuses on implementation and the part that local authorities are playing. It identifies four key areas that will be crucial to the successful implementation of the changes. First, these reforms require close interdepartmental working, particularly between the Department for Communities and Local Government and DWP. Second, the Government needs to work with the Local Government Association to assess the cumulative impact of the entire programme on local authorities' resources. Third, for the simplification of benefits, the Government is switching the payment of housing support from the landlord directly to the claimant. Housing associations may therefore face increased rent arrears and collection costs, though the Government has agreed that this may be offset by excluding "vulnerable" tenants and an automatic switchback

mechanism (paying rent to the landlord when a tenant's arrears hit a threshold level). In addition, it is vital that DWP makes good on its assurances that the financial viability of housing associations will not be damaged by the welfare reforms. Fourth, there are concerns about the readiness of ICT systems, specifically that the systems for fraud detection within UC were still at early development even though implementation is now advanced

Changes to housing benefit announced in the June 2010 budget Great Britain: Parliament: House of Commons: Work and Pensions Committee 2010-12-22 The Work and Pensions Committee report that there is still a level of uncertainty around the impact of the proposed changes to Housing Benefit and their cumulative effect on households. The report examines the wide-ranging reforms to the Housing Benefit system proposed by the Government, and in particular for claimants in the private rented sector, in receipt of Local Housing Allowance. The Committee accepts the Government's desire to slow the sharp rise in Housing Benefit costs, particularly in the private rented sector, and thereby to influence the private rental market. However, it expresses some concerns about the availability of private rented accommodation in certain localities, which tenants are likely to be able to secure at the new Housing Benefit levels.

Proceedings of the 23rd International Symposium on Advancement of Construction Management and Real Estate Fenjie Long 2021-02-02 This book presents the proceedings of CRIOCM2018, 23rd International Symposium on Advancement of Construction Management and Real Estate, sharing the latest developments in real estate and construction management around the globe. The conference was organized by the Chinese Research Institute of Construction Management (CRIOCM) working in close collaboration with Guizhou Institute of Technology (GIT). Written by international academics and professionals, the proceedings discuss the latest achievements, research findings and advances in frontier disciplines in the field of construction management and real estate. Covering a wide range of topics, including New-type urbanization, land development and land use, urban planning and infrastructure construction, housing market and housing policy, real estate finance and investment, new theories and practices on construction project management, smart city, BIM technologies and applications, construction management in big data era, green architecture and eco-city, rural rejuvenation and eco-civilization, other topics related to construction management and real estate, the discussions provide valuable insights into the advancement of construction management and real estate in the new era. The book is an outstanding reference resource for academics and professionals alike.

Housing Benefit Changes for Private Sector Tenants Department of Social Security, London (GB). 1995

Housing Benefit Changes for Private Sector Tenants Great Britain. Social Security Advisory Committee 1995

Housing Benefit Peter Kemp 1992 This report presents the findings of a review of research into housing benefit and was commissioned by the Social Security Advisory Committee. The report suggests that there are strong grounds for reforming the housing benefit appeals system. It also notes that the taper - or rate of withdrawal of benefit as income rises - is widely regarded as too steep and is higher than that in many other countries. Nine out of ten local authorities would like to see particular aspects of the housing benefit scheme changed.

Tackling Unlawful Subletting and Occupancy Joanne Kent-Smith 2009

Tenants Vicky Spratt 2022-05-19 ONE OF THE BEST BOOKS OF 2022, METRO, EVENING STANDARD, REFINERY29, COSMOPOLITAN 'A must-read' Cosmopolitan 'A major new book on the history and politics of renting' Evening Standard 'There is nobody better placed to write a book that tells the stories of "Britain's housing shame"' Metro 'Open-minded and formidably informed, Spratt is a compelling narrator. Her stories of people wrenched from their homes by so-called no-fault evictions are startling and infuriating ... it forces you to step back, look at the whole wretched system and think: "Why do we put up with this?" The Times Tony is facing eviction instead of enjoying retirement; Limarra isn't 'homeless enough' to get help from the council; and for Kelly and her asthmatic son Morgan, another new rented house is a matter of life and death. This is twenty-first century Britain, where millions are trying to build lives in privately rented accommodation, which creates profit for landlords but not safe and stable homes for tenants. This fierce and moving account tells their stories, and the story of how we built a housing system where homelessness is a constant threat. Award-winning housing journalist Vicky Spratt traces decades of bad decisions to show how and why the British dream of homeownership has withered and the safety net of social housing has unravelled. She has spent years talking with those on the frontline all around the country. Here, she illuminates the ways this national emergency cuts across generations, class and education and is devastating our health, destroying communities and transforming the social, economic and political landscape beyond recognition. But it is not irreversible. The Covid-19 pandemic showed that radical action is possible, and there are real steps we can take to give everyone the chance of a good home. This urgent, ground breaking book leads the way.

Universal credit Great Britain: Department for Work and Pensions 2010-11-11 This white paper sets out the Government's plans to introduce legislation to reform the welfare system by creating a new universal credit. This universal credit will radically simplify the system to make work pay and combat worklessness and poverty. The consultation document (Cm. 7913, ISBN 9780101791328) spelt out the issues and the consultation responses (Cm. 7971, ISBN 9780101797122), publishing simultaneously with this paper, broadly welcomed the proposals that were put forward. Universal credit is an integrated working-age credit that will provide a basic allowance with additional elements for children, disability, housing and caring. It will support people both in and out of work replacing working tax credit, child tax credit, housing benefit, income support, income-based jobseeker's allowance and income related employment and support allowance. The universal credit will improve financial work incentives by ensuring that support reduction is tapered at a consistent and managed rate. It will also be backed up by a strong system of conditionality. As a simpler system managed by one department it will reduce the scope for costly errors and fraud. The universal credit will not replace: contributory jobseeker's allowance & contributory employment and support allowance which will continue aligned to earnings; disability living allowance; child benefit; and bereavement benefits, statutory sick pay, statutory maternity pay, maternity allowance and industrial injuries disablement benefit

Choose Your Landlord Peter Thurnham 1993

Being a Landlord George Denton-Ashley 2013 Being a Landlord is a simple yet comprehensive and practical step by step guide for private rented sector landlords, letting agents and social

housing landlords who grant Assured Shorthold Tenancies. Simplicity is achieved by the book being written in everyday language avoiding legalese and multiple references to case law and legislation. The book covers the full life cycle of a tenanted property - from the selection of new tenants to their departure and the check-out procedure. It also deals with:- \* The documents to obtain from a new tenant and the checks to carry out \* Deposit protection schemes and the recent changes \* Possession proceedings \* Repairs, health and safety regulations \* Court procedures for debt collection and eviction \* A dedicated chapter for landlords whose tenants receive housing benefit \* The benefit cap and what a landlord should do about it \* Houses in multiple occupation \* Company lets and resident landlords Landlords will find practical step by step guides on completing 28 forms and carrying out 37 procedures in relation to a tenancy. Many private sector landlords are facing an uncertain time with major changes to welfare benefits which will impact on them and their tenants. "Being a Landlord" guides landlords through these changes with minimal jargon and plenty of accessible step-by-step advice.

Essays in the Economics of Housing and Labor Markets Zongjin Qian 2021 The first chapter is joint with Rebecca Diamond and Timothy McQuade. We investigate the consequences of the 1994 rent-control expansion in San Francisco on tenants, landlords, and equilibrium outcomes in the rental market. Using a 1994 law change, we exploit quasi-experimental variation in the assignment of rent control in San Francisco to study its impacts on tenants and landlords. Leveraging new data tracking individuals' migration, we find rent control limits renters' mobility by 20% and lowers displacement from San Francisco. Landlords treated by rent control reduce rental housing supplies by 15% by selling to owner-occupants and redeveloping buildings. Thus, while rent control prevents displacement of incumbent renters in the short run, the lost rental housing supply drove up market rents in the long run by 5.1%, ultimately undermining the goals of the law. Using a dynamic, neighborhood choice model, we find rent control offered large benefits to covered tenants. Welfare losses from decreased housing supply could be mitigated if insurance against rent increases were provided as government social insurance, instead of a regulated landlord mandate. The second chapter consists of my job-market paper, joint with Rose Tan. We investigate the consequences of high-skilled firm entry on nearby affected neighborhoods and incumbent residents living in those neighborhoods. To study this, we construct a dataset of 391 such entries in the U.S. from 1990--2010. We follow incumbent residents over 13 years using rich micro-data on individual address histories, property characteristics, and financial records. First, we estimate the effects of the firm entry on incumbent residents' consumption, finances, and mobility. To do so, we compare outcomes for residents living close to the entry location with those living far away, while controlling for their proximity to potential high-skilled firm entry sites. Next, we decompose welfare from changes in wages, rents, and amenities for incumbent residents using a model of individual home and work location choice. Taken together, our results show high-skilled incumbents, especially homeowners, benefit. Low-skilled owners benefit less than high-skilled owners. Low-skilled renters are harmed. In the medium to long run, they incur an annual welfare loss that is equivalent to a 0.2 percent decline in their wages one year prior to the entry. While the typical high-skilled firm entry has moderate welfare consequences on a per capita basis, the negative welfare consequences for low-skilled renters could be large for some more extreme firm entries. Housing assistance in the form of affordable housing and rental insurance, as well as property tax scheme could be used to mitigate the negative distributional consequences of high-skilled firm entries. The third chapter is joint with Haaris Mateen and Ye Zhang. We study the microstructure of the U.S. housing market using a novel data set comprising housing search and bargaining behavior for millions of interactions between sellers and buyers. We first establish a number of stylized facts, the most prominent being a nearly 50--50 split between houses that sold below final listing price and those that sold above final listing price. Second, we compare observed behavior with predictions from a large theoretical housing literature. Many predictions on the relationship between sales price, time on the market, listing price and atypicality are borne out in the data. However, existing models do not adequately explain the spread of the sales price around the final listing price. Using a modeling strategy that treats listing price changes as revisions of expectations about the sales price, we find sellers under-react to information shocks in estimating the sales price. Last, we find that the bargaining outcomes are influenced by previously undocumented buyers' bid characteristics, e.g., financing contingencies and escalation clauses, that signal a buyer's ability to complete or expedite the transaction. This suggests an important role for buyer bid characteristics, which are not explained by existing theories, in affecting bargaining power and surplus allocation in bilateral bargaining in housing transactions.

the house of commons sir robert peel bart 1853

The Private Rented Sector Julie Rugg 2009-10

House of Commons - Welsh Affairs Committee: The Impact of Changes to Housing Benefit in Wales - HC 159 Great Britain: Parliament: House of Commons: Welsh Affairs Committee 2013-10-17 The costs of housing benefit currently makes up more than a tenth of the UK Government's expenditure on welfare, with costs forecast to reach £25 billion by 2014-15. The Government's policy on under-occupation came into force in April 2013 and it is estimated that 40,000 tenants in Wales will be affected; representing 46% of working age housing benefit claimants living in the social rented sector. This is the highest proportion of any region in Great Britain. There could therefore be a shortage of one and two bedroom homes in Wales to re-house everyone who wants to downsize. If local authorities are struggling to find alternative smaller accommodation for Government should undertake a speedy review of this policy. It is also increasingly urgent for the Welsh Government to continue with its house-building programme, with a particular focus on the building of smaller sized properties: obviously this is a long-term solution that would require additional resources. If no social housing is available, tenants may need to move to the private rented sector and private rental costs would need to be monitored. The costs of moving disabled households who require adaptations are also a concern. There may be a case for exempting disabled households from the policy. The Government's proposal to pay housing benefit direct to social tenants under Universal Credit may result in some tenants being unable to manage their rent payments. The Committee recommends that the Government provide for housing benefit to be paid direct to the landlords in certain circumstances, for example after a specified period of non-payment