

# PRS tenants Newsletter March 2024



This is our second newsletter written by the six Local Authorities (Councils) in North Wales for Tenants who rent from a private landlord - who are sometimes called Private Rented Sector (PRS) Tenants.

The six councils involved are Wrexham, Flintshire, Denbighshire, Conwy, Gwynedd and Ynys Môn (Anglesey), and they are working together to improve the information they provide for you as private tenants and, to make it easier for you to get in touch with them if you've got any questions or worries about your tenancy or landlord.

The councils want to improve the relationship they have with private tenants so that you feel comfortable and confident to get in touch with them if you need to.

**This is a joint project and we at TPAS Cymru are helping with the work.**

**This newsletter is looking at the [Local Housing Allowance \(LHA\)](#)**

If you rent a room or property from a private landlord and you are on a lower income, you may be able to get help and claim Local Housing Allowance (LHA).

## **What is Local Housing Allowance (LHA)?**

Local Housing Allowance is a way of working out Housing Benefit for people who rent accommodation from a private landlord. It was introduced in April 2008. It applies to new claims for benefits, and for customers already on Housing Benefit who change address or move into privately rented accommodation.

## How does Local Housing Allowance work (LHA)?

The amount of LHA is based on the area that the tenant rents in, the number of occupiers in the property and the size of the household. LHA is a fairer way of calculating Housing Benefit, as it makes sure that tenants with similar circumstances and living in the same area receive the same amount help with their rent.

## How do these changes affect those already on Housing Benefit?

If you are already on Housing Benefit, you will not be affected unless you change address and move into accommodation rented from a private landlord. You would then change over to LHA.

## How is Local Housing Allowance calculated?

The Rent Service calculate LHA rates for each individual area or 'Broad Market Rental Areas', as they are known. The rates vary for each area and depend on the number of bedrooms in the property. The rates are looked at monthly.

## To work out the maximum LHA rates you need to know:

- Which bedroom rate you qualify for.
- The (Broad Market Rental) Area that you will be renting in.

## Which bedroom rate do I qualify for?

This is not the number of bedrooms in the property but the number of bedrooms your household actually needs. Follow the link to find out how many bedrooms you qualify for:

<https://lha-direct.voa.gov.uk/BedRoomCalculator.aspx>

## How much is the LHA Bedroom rate for my Postcode?

You can find out which Broad Market Rental Area you are renting in by using the Post Code search facility via the below link. Also, by selecting the number of bedrooms you qualify for, you can view the maximum LHA rate that applies.

Find Local Housing Allowance rates by Post Code: <https://lhdirect.voa.gov.uk/search.aspx>

## How much will I actually get?

The LHA rates are the maximum benefit you can receive. Remember that LHA is a **means tested benefit\*** and that you may get less than the maximum allowance. \*This will depend on the money you have coming in and any savings you have.

If the rent is more than the allowance you receive, you will have to pay the difference or look for alternative accommodation.

For an estimate of how much you're entitled to you can use [our benefits calculator](#).

## Where are the rates published?

The current LHA rates for the Broad Market Rental Areas can be found online at: <https://lha-direct.voa.gov.uk/Search.aspx>

## Below are the rates for the different local Authorities/Councils in North Wales

### Rates for Ynys Môn/Isle of Anglesey

#### **Current rates (until 31 March 2024)**

Shared Accommodation Rate: £75.00 per week (£325\*pcm) \*per calendar month

One Bedroom Rate: £80.55 per week (£349.05pcm)

Two Bedrooms Rate: £103.56 per week (£448.76pcm)

Three Bedrooms Rate: £120.82 per week (£523.55pcm)

Four Bedrooms Rate: £149.59 per week (£648.22pcm)

#### **New rates (from 1 April 2024)**

Shared Accommodation Rate: £78.80 per week (£341.47pcm)

One Bedroom Rate: £90.00 per week (£390.00pcm)

Two Bedrooms Rate: £126.58 per week (£548.51pcm)

Three Bedrooms Rate: £143.84 per week (£623.31pcm)

Four Bedrooms Rate: £172.60 per week (£747.93pcm)

For more information, contact Ynys Mon (Isle of Anglesey) council on: 01248 750 057

### Rates for Wrexham CC

#### **Current rates (until March 2024)**

Shared Accommodation Rate: £72.84 (£315.64pcm)

One Bedroom Rate: £92.05 (£398.88pcm)

Two Bedrooms Rate: £113.92 (£493.65pcm)

Three Bedrooms Rate: £128.88 (£558.48pcm)

Four Bedrooms Rate: £166.85 (£723.02pcm)

#### **New rates (from 1 April 2024)**

Shared Accommodation Rate: £90.05 per week (£390.22pcm)

One Bedroom Rate: £109.32 per week (£473.72pcm)

Two Bedrooms Rate: £120.82 per week (£523.55pcm)

Three Bedrooms Rate: £138.08 per week (£598.35pcm)

Four Bedrooms Rate: £172.60 per week (£747.93pcm)

For more information, contact Wrexham council on: 01978 292000

### Rates for Conwy from April 2024

Shared Accommodation Rate: £78.80 per week

One Bedroom Rate: £90.90 per week

Two Bedrooms Rate: £126.58 per week

Three Bedrooms Rate: £149.59 per week

Four Bedrooms Rate: £196.77 per week

For more information, contact Conwy council on: 0300 456 9545

### Flintshire CC

Shared Accommodation Rate: £87.50 per week

One Bedroom Rate: £92.05 per week

Two Bedrooms Rate: £120.82 per week

Three Bedrooms Rate: £136.93 per week

Four Bedrooms Rate: £184.11 per week

For more information, contact Flintshire council on: 01352 702121

## Rates for Denbighshire Council (depending on area)

### **Current rates until end of March 2024**

Shared Accommodation:	£58.95	£78.80	<b>£78.80</b>
One bedroom rate:	£74.79	£80.55	<b>£80.55</b>
Two bedrooms rate:	£87.45	£100.00	<b>£100.00</b>
Three bedrooms rate:	£103.56	£125.00	<b>£125.00</b>
Four bedrooms rate:	£120.82	£155.34	<b>£155.34</b>

### **Rates from April 2024 – postcodes of LL16, LL17, LL18, LL19, LL22, CH7 & CH8**

Shared Accommodation Rate:	£342.40
One Bedroom Rate:	£394.98
Two Bedrooms Rate:	£550.02
Three Bedrooms Rate:	£650.00
Four Bedrooms Rate:	£855.01

### **Rates from April 2024 – postcodes of LL11, LL12, LL15, LL20 & LL21**

Shared Accommodation Rate:	£391.29
One Bedroom Rate:	£475.02
Two Bedrooms Rate:	£524.99
Three Bedrooms Rate:	£599.99
Four Bedrooms Rate:	£749.99

For more information, contact Denbighshire council on: 01824 712422

## Rates for Gwynedd

### **Rates for current year until end March 2024**

Shared Accommodation:	£58.95	£78.80	<b>£78.80</b>
One bedroom rate:	£74.79	£80.55	<b>£80.55</b>
Two bedrooms rate:	£87.45	£100.00	<b>£100.00</b>
Three bedrooms rate:	£103.56	£125.00	<b>£125.00</b>
Four bedrooms rate:	£120.82	£155.34	<b>£155.34</b>

### **Rates from April 2024**

Shared Accommodation	
One bedroom rate:	£80.00
Two bedrooms rate:	£113.92
Three bedrooms rate:	£132.33
Four bedrooms rate:	£166.85

For more information, contact Gwynedd council on: 01766 771000

## What if your private landlord wants to increase your rent?

Your private landlord has to give you 2 months' notice if they are planning to increase your rent.

The Renting Homes Act means that landlords cannot increase your rent less than 12 months after it has gone up before. If you're not on a fixed term contract they may increase your rent in the first year. But after that they can't increase it again in under 12 months.

The Renting Homes Act also states that your landlord has to give you 2 months' notice of any rent increase.

If you want any more information on this please contact your local council who have staff who are there to support private renting tenants.

### If you are facing homelessness.....

Please make contact with your Local Authority (Council) as soon as possible, if you fear that you may be made homeless. The Local Authority (Council) is there to help and advise you as a private tenant and to support you to stop you becoming homeless.

Here are telephone numbers for the County Councils (Local Authorities) in north Wales:

Flintshire: 01352 702121

Conwy: 0300 124 0050

Denbighshire: 01824 708367

Ynys Môn: 01248 750 057

Wrexham: 01978 292000

Gwynedd: 01766 771000

Other organisations who may be able to help you are:

#### **Shelter Cymru:**

Website: <https://sheltercymru.org.uk/get-help/>

Urgent helpline: [08000 495 495](tel:08000495495)

Helpline: is open 9am - 4pm Monday to Friday

<https://sheltercymru.org.uk/housing-advice/webchat/>

Webchat: open 9am – 4pm Monday to Friday

