

Taunton Deane Borough Council

Tenant Service Management Board – 16 December 2015

Activity Briefing – Welfare Reform

Report of the Housing Manager – Lettings & Anti-Social Behaviour

(This matter is the responsibility of Executive Councillor Beale)

Welfare Reform Visits

The number of tenants affected this month are 330, however this is subject to change on a daily basis due to tenants moving in and out of employment.

The breakdown of tenants that have now downsized are:

- 2 Direct Match approved and completed
- 47 Successful moves on CBL completed
- 1 Successful bids pending a move on CBL
- 0 Mutual Exchange's being processed
- 23 Mutual Exchanges Completed
- 1 Moved to private sector

Discretionary Housing Payments (DHP)

All affected tenants are being offered advice on Discretionary Housing Payments (DHP's) and assistance to help them complete the application form.

Due to the Revenue and Benefits team completing end of year reports and gearing up for the introduction of Universal Credit.

Since the start of this financial year 69 DHP's have been awarded to TDBC's tenants.

Benefit Cap

The Benefit Cap is currently affecting 2 TDBC tenant households.

Rent Arrears

- 1st April 2015 Bedroom Tax rent arrears were £41,483.73 with 179 tenants in rent arrears.
- 1st May 2015 Bedroom Tax rent arrears were £44,874.09 with 192 tenants in rent arrears. With an increase in rent arrears of £3,390.36 on the previous month
- 1st June 2015 Bedroom Tax rent arrears were £41,762.32 with 184 tenants in rent arrears. With a decrease in rent arrears of £3,111.77 on the previous month
- 1st July 2015 Bedroom Tax rent arrears were £38,152.16 with 162 tenants in rent arrears. With a decrease in rent arrears of £3,610.16 on the previous month
- 1st August 2015 Bedroom Tax rent arrears were £38,765.54 with 164 tenants in rent arrears. With an increase in rent arrears of £613.38 on the previous month
- 1st September 2015 Bedroom Tax rent arrears were £37,920.78 with 167 tenants in rent arrears. With a decrease in rent arrears of £844.76 on the previous month
- 1st October 2015 Bedroom Tax rent arrears were £34,660.97 with 149 tenants in rent arrears. With a decrease in rent arrears of £3,259.81 on the previous month

- 1st November 2015 Bedroom Tax rent arrears were £35,663.44 with 170 tenants in rent arrears. With an increase in rent arrears of £1,002.47 on the previous month

Universal Credit (UC)

Universal Credit went live on 20th April 2015. To date TDBC have 18 tenants who have submitted a claim. I have been working closely with these tenants and the level of help and support needed is substantial and needs to be tailored to each of their personal circumstances.

Currently only single newly unemployed people are able to make claims for UC, which accounts for the small number of affected tenants at this time. However as the role out of UC becomes wider and involves families the number of our tenants claiming UC will increase significantly.

Recommendation

Tenant Service Management Board to note and comment on the report.

Under Occupancy rent arrears 14/15 compared to 15/16



Overall rent arrears figures 14/15 compared to 15/16

