

## Figures for New Claims starting in December 2011

When calculating your monthly payments please remember that these figures are for weekly rent and you may see a discrepancy in your book keeping if you ask your tenant for monthly payments

Rates for each claimant are only reviewed annually on the anniversary date of the initial claim. The only other time a review can be undertaken is if there is a change in circumstances i.e. change of address or break in claim, the rate might also be updated in year if there is a change which entitles the claimant to a different rate of LHA due to a change in the number of occupiers or a relevant birthday which changes the claimant's bedroom requirement .

**THESE RATES WILL BE USED ONLY FOR NEW CLAIMS COMMENCING IN DECEMBER IF YOUR TENANTS ARE ALREADY ON LOCAL HOUSING ALLOWANCE THEIR RATE WILL NOT BE AFFECTED UNTIL EITHER A CHANGE OF CIRCUMSTANCES OCCURS OR NINE MONTHS AFTER THE ANNIVERSARY DATE REVIEW.**

For single people under 35 years of age the change in payment to the shared room rate will take effect from January 2012.

*Those aged 25-34 who are either subject to an active Multi-Agency Public Protection Arrangement (MAPPA) or who have experienced three months or more in hostel accommodation are exempt from the shared accommodation ruling.*

BRMA Name	Shared Accommodation	One Bedroom	Two Bedrooms	Three Bedrooms	Four Bedrooms	Valid To	Valid From
Kernow West	£65.77	£103.85	£126.92	£150.00	£178.85	30 December 2011	01 December 2011
Plymouth BRMA	£65.77	£92.31	£118.85	£137.31	£173.08	30 December 2011	01 December 2011

If you want to see rates for other areas please visit: <https://lha-direct.voa.gov.uk/search.aspx>

or ask Ruth Clarke to look them up for you.

**To help keep the LHA rates as accurate as possible please keep the Rent Officers informed of the (non-LHA) rents you charge. The form for this is available to download from the CRLA website**

If you have a property to rent that you wish to advertise or are looking for a tenant remember to check the adverts on the CRLA website.

There are currently 7 adverts from people looking to rent a property

In the following areas:

Anywhere in Cornwall, Mount Hawke, Penzance, Redruth, Roche, St Austell, Truro