

Housing and Planning Act 2016



Background



- Became Law in April 2016
- No regulations published yet
- NCH working group meeting monthly
- DCLG meetings



Changes that affect our tenants



Fixed term tenancies

Pay to Stay

Sale of Higher Value Homes

Fixed Term Tenancies



- From April 2017 (?)
- All new tenancies fixed term not secure
- Average 5 years
- Doesn't affect current secure tenants -unless they move
- Review to decide if tenant can stay- 2022 first reviews:
are circumstances substantially different?

Pay to Stay



- April 2017 implementation?
- Household with taxable income > 31K will be forced to pay higher rent
- Increases by 15p on sliding scale to market rent level eg if you are 4K over 31K = extra £50 per month until market rent
- Additional money goes to government not NCH
- No proofs provided to NCH- automatic market rent



Sale of higher value homes



- Sales will fund RTB for HA tenants
- No guidance yet on how many or what “higher value” means
- Possibly top 10% of stock?
- Reduced number of homes for let



Other changes coming up



- Oct 2016 Benefit cap -max amount now 20K or £384 p/w
- April 2017 Withdrawal of UC for single U21s- with some exceptions eg care leavers
- April 2018 Housing Benefit capped at LHA levels- Only affects post April 2016 tenancies; U35 LHA rate currently £66.74. Other NCH rents below LHA cap
- August 2018? Universal Credit full roll out- online only, bank account, six weeks lead in