

Spotlight on: Housing costs with dual liability

Introduction

Caravans, mobile homes and house boats must be declared as non-standard housing.

Non-standard housing costs can be Social Rented Sector (SRS) only, Private Rented Sector (PRS) only or a combination of both.

There will be a combination of verification processes to follow. Evidence must be seen which supports the verification process exactly in the same way as for the SRS and PRS.

If the combination of housing costs is:

PRS only – verification is done by the work coach)

SRS only – verification is done by the case manager using the portal or email

combination of PRS and SRS – PRS verification by the work coach and SRS verification by the case manager

Once verification has been completed, the case manager will pay one set of housing costs on the system and one manually every month.

There can be separate Alternative Payment Arrangements requests for each landlord.

The following are examples of multiple scenarios.

Example 1

The claimant privately rents a caravan, which is situated on Plot 4, The Pastures (a local authority traveller site).

Caravan housing costs would be verified under PRS guidance which would be capped at the applicable Local Housing Allowance (LHA) rate.

Site costs would be verified under SRS guidance. The liability would usually be in the claimant's name and for a specific pitch/plot number.

This must not be combined with the PRS rent and then capped at the LHA rate.

Example 2

The claimant owns a caravan which is situated on Plot 4, The Pastures (a local authority traveller site).

Caravan housing costs would be verified under Support for Mortgage Interest (if applicable).

Site costs would be verified under SRS guidance. The liability would usually be in the claimant's name and for a specific pitch/plot number.

Example 3

The claimant privately rents a mobile home which is situated at Hillcrest (a static caravan site).

Separately to the mobile home rent, there is an annual charge for site costs.

Caravan housing costs would be verified under PRS guidance.

Site costs would be verified under PRS guidance, which added together with the caravan costs would be capped at the applicable LHA rate

Example 4

The claimant owns a mobile home which is situated at Hillcrest (a static caravan site).

Separately to the mobile home rent, there is an annual charge for site costs.

Caravan housing costs would be verified under Support for Mortgage Interest (if applicable)

Site costs would be verified under PRS guidance, which would be capped at the applicable LHA rate.

Example 5

The claimant owns (no mortgage) a houseboat, which is moored on the River Arun. Mooring fees and a waterways licence are also payable.

Both of these should be verified under PRS guidelines and the combined amount capped at the applicable LHA rate.