

Benefits
are
changing

Welfare Reform Factsheet

Under Occupation – Advice for Council and Housing Association Tenants

From April 2013, if you live in a council or housing association home and have one or more 'spare' bedrooms your Housing Benefit may be reduced. Children are expected to share a bedroom.

Will this apply to everyone?

No. This will not affect you if:

- You, or your partner, are of pension credit qualifying age
- You live in some types of temporary accommodation
- You have a shared ownership tenancy

How do I know if my home is too big?

You are allowed one bedroom for

- Every adult couple
- Any other adult (16 or over)
- Any two children of the same sex aged under 16
- Two children under the age of 10 whether they are a boy or a girl
- Any other child
- A carer who does not normally live with you but provides you or your partner with overnight care

Children who normally live elsewhere are **not** counted.

How much of my benefit will be cut?

If you have one 'spare' bedroom your Housing Benefit will reduce by at least 14%

If you have two or more spare bedrooms your Housing Benefit will reduce by at least 25%

One of my children is disabled and cannot share a bedroom

If you have a disabled child who cannot share a bedroom, we may be able to allow you an extra bedroom when working out your Housing Benefit.

You need to give us information about the child's disabilities and why they cannot share a bedroom. Please contact Connect to Cardiff on (029) 2087 2087 for a form to claim Housing Benefit for an extra bedroom.

Benefits are changing

Are YOU ready?



www.cardiff.gov.uk/welfarereform

029 2087 2087

I am a foster carer. Can I get any extra help?

If you are an approved foster carer affected by the size restrictions, you will be allowed one extra bedroom when your Housing Benefit is worked out. This will also apply between placements, so long as you have fostered a child, or become an approved foster carer, in the last 12 months.

Please contact Connect to Cardiff on (029) 2087 2087 if you think this applies to you.

My son is serving in the armed forces. Can I get any extra help?

If you have an adult son or daughter who normally lives with you, but is temporarily away on army operations, you may be allowed an extra bedroom while they are away. This will also apply to a step son or daughter.

They must have previously lived with you as an adult, and must intend to return to live in your home.

Please contact Connect to Cardiff on (029) 2087 2087 if you think this applies to you.

Some of my bedrooms are too small to use as a bedroom

When you moved into your home, it was on the agreement it had a certain number of bedrooms. If you think this was wrong, and your home has less bedrooms, you should talk to your landlord. In very exceptional cases your landlord may consider reclassifying your home as a smaller property. If your landlord does this, and reduces your rent, your claim will be looked at again and a decision will be made whether to revise your benefit.

If you are a Council tenant call 029 20 537111. If you are a Housing Association tenant call your landlord on one of the telephone numbers below.

What can I do now?

If you are worried about paying your rent from April 2013 you should ask for advice now. If you don't pay your rent you could lose your home. You could:

- Talk to your landlord about moving to a smaller home. **If you are a Council tenant call 029 20 537111.** If you are a Housing Association tenant call your landlord on one of the telephone numbers below.

Help is available to tenants who move to a smaller property. See our factsheet 'extra help with moving home'

- Use www.homeswapper.co.uk to search for properties more suitable for your needs so you can swap properties with someone else
- Get in touch with your local Citizens Advice Bureau or other local advice agencies

Housing Association contacts

Wales and West Housing Association
0800 052 2526

United Welsh Housing Association
0800 294 0195

Cadwyn Housing Association
029 2049 8898

Linc- Cymru Housing Association
0800 072 966

Taff Housing Association
029 2025 9157

Hafod Housing Association
029 2067 5800

Cardiff Community Housing Association
029 2046 8493

This leaflet gives general guidance only and should not be treated as a complete and authoritative statement of the law