

Community Council Question to Council Assembly

Peckham and Nunhead Community Council on 2 March 2013

Question

As a result of the government's welfare reform changes, will families be forced to leave homes which have been expensively adapted for the needs of disabled and vulnerable people and how many residents of the Peckham and Nunhead community council will it affect?

Council Assembly on 27 March 2013

Answer:

RESPONSE

The Conservative/Liberal Democrat government will cut housing benefit for people with a spare room in their social or council let home, despite its own impact assessment which acknowledges that there is a shortage of smaller properties for tenants to move to. The infamous "bedroom tax" will make disabled people in council and housing association homes pay more when they need more space due to their disability. Divorced parents whose kids come to stay will be affected. Grandparents will pay more. And, at exactly the same time as the bedroom tax comes into effect the government is giving thousands of millionaires a tax cut of £100,000 a year.

It is difficult to tell how many families may be forced to leave their home as a result of the bedroom tax as it will depend on personal circumstance. What we do know is that, as a result of the bedroom tax, households with adaptations for the needs of disabled people will lose housing benefit. We are taking action to deal with this – creating a £800,000 welfare hardship fund as a further means to support people who might be at risk.

Below is a table showing the number of council homes within Peckham, Nunhead and Peckham Rye housing management areas that have been adapted for the needs of disabled or vulnerable people. It is important to note that this data is based on accurate updating of the rehousing database and so may not cover all council homes especially if the adaptations have been removed by the current occupant. This does not include housing association homes – which cater for a large proportion of disabled residents – or private rented homes although very few of these are adapted for wheelchair use

Peckham and Nunhead & Peckham Rye Area Special Usage							
Description	Bedsit	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed
Disabled (full wheelchair) unit	0	52	35	18	11	3	2
Disabled (non wheelchair) unit	1	22	15	25	6	1	1
Adapted unit – showers and ramps	8	168	133	160	46	8	3
Adapted unit – other adaptations	0	0	0	1	0	0	0

The table below shows the impact of the government's welfare reforms in the five wards within Peckham community council area

Analysis of average annual loss of benefit from 1 April /2013 by ward

Ward	Data	1 Bedroom	2+ Bedrooms	CTRS*	Benefit Cap
Nunhead	Average loss of benefit	£838.66	£1,569.32	£116.00	£4,211.03
	No. households affected	96	32	1,523	45
Peckham	Average loss of benefit	£799.05	£1,531.46	£117.07	£3,526.98
	No. households affected	175	77	1,642	50
Peckham Rye	Average loss of benefit	£941.37	£1,561.21	£117.47	£5,433.65
	No. households affected	63	24	847	21
Livesey	Average loss of benefit	£838.31	£1,454.67	£117.58	£3,765.59
	No. households affected	194	87	1,482	41
The Lane	Average loss of benefit	£854.39	£1,443.94	£116.46	£4,239.47
	No. households affected	128	55	1,269	35

*Council tax reduction scheme