

SCHEDULE 2

Housing payment determination

3. When making a determination under this Schedule, the rent officer must—
 - (a) have regard to the level of similar payments under tenancies for accommodation which—
 - (i) is let by the same type of landlord;
 - (ii) is in the same local authority area or, where paragraph 4 applies, an adjoining local authority area;
 - (iii) has the same number of bedrooms; and
 - (iv) is in the same reasonable state of repair,as the accommodation in respect of which the determination is being made;
 - (b) exclude—
 - (i) the cost of any care, support or supervision provided to the tenant by the landlord or by someone on the landlord's behalf;
 - (ii) any payments for services performed or facilities (including the use of furniture) provided for, or rights made available to, the tenant which are not service charge payments; and
 - (c) where the accommodation is let at an Affordable Rent, assume that the rent is reasonable.