

Benefit	Explanation	Eligibility	Application	Taxation
Support for Mortgage Interest (SMI)	<p>Prior to 6th April 2018 SMI was a state benefit</p> <p>Since 6th April 2018, SMI is now a loan to individuals with a mortgage if they are unable to work due to illness or accident.</p>	<p>The claimant must be a homeowner living in the UK and receiving a qualifying benefit.</p> <p>A waiting period of three months generally applies before SMI can be paid to Universal Credit claimants. No waiting period applies to Pension Credit claimants.</p> <p>Full benefit paid thereafter via a loan.</p> <p>Maximum mortgage covered £200,000. (£100,000 for Pension Credit recipients)</p> <p>Interest support is calculated using a standard interest rate set by the government, which may differ from the claimant's actual mortgage rate.</p> <p>Excludes home improvement borrowings.</p>	<p>The claimant must be receiving a qualifying benefit, such as Universal Credit, income-related Employment and Support Allowance (ESA), Income Support, income-based Jobseeker's Allowance (JSA) or Pension Credit.</p> <p>Interest only paid direct to lender.</p> <p>Loan payment term now unlimited for most claimants. Limited to two years for those receiving Jobseekers' Allowance.</p> <p>Loan repayable when the house is sold or transferred to someone else, or you die.</p> <p>If the loan exceeds the property equity, the portion over the value of the equity is written off on death.</p> <p>Part repayments of £100 can be made.</p>	Non-taxable
Housing Benefit	<p>Housing Benefit helps eligible people with rent payments. Most working-age claimants now claim housing support through Universal Credit, although Housing</p>	<p>Amount paid depends on the claimant's age, the rental property location, and the rent amount.</p>	<p>Housing Benefit is a means-tested benefit and may interact with other state benefits.</p>	Non-taxable

	Benefit remains available in certain circumstances.			
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