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Phone 01283 595795

email: customer.services@south-derbys.gov.uk

Jeśli chcieliby Państwo otrzymać ten dokument w innym języku lub potrzebują Państwo usług tłumacza, prosimy o kontakt. Informacje te są również dostępne na życzenie w wydaniu dużym drukiem, w alfabecie brajla lub w wersji audio.

如果你需要这份文件的中文翻译，或者需要传译员的帮助，请联系我们。这些数据也备有大字体印本、盲人点字和录音带，欢迎索取。

ほかの言語でこの文書をご希望の場合、もしくは通訳サービスをご希望の場合はご連絡ください。

またこの情報は、ご要望により大きなプリント、点字版、また音声形式でも承っております。

यदि आपको ये दस्तावेज किसी दूसरी भाषा में चाहिये, या किसी दुभाषिये की सेवाओं की जरूरत है तो हमें सम्पर्क करने की कृपया करें। ये जानकारी माँग करने पर बड़े अक्षरों, ब्रेल या आडिओ के रूप में भी उपलब्ध करवाई जा सकती है।

ਜੇ ਤੁਹਾਨੂੰ ਇਹ ਦਸਤਾਵੇਜ਼ ਕਿਸੇ ਦੂਸਰੀ ਭਾਸ਼ਾ ਵਿਚ ਚਾਹੀਦਾ ਹੈ, ਜਾਂ ਕਿਸੇ ਦੁਭਾਸ਼ੀਏ ਦੀਆਂ ਸੇਵਾਵਾਂ ਦੀ ਲੋੜ ਹੈ ਤਾਂ ਸਾਡੇ ਨਾਲ ਸੰਪਰਕ ਕਰਨ ਦੀ ਕ੍ਰਿਪਾ ਕਰੋ ਜੀ ਇਹ ਜਾਣਕਾਰੀ ਮੰਗ ਕਰਨ ਤੇ ਵੱਡੇ ਅੱਖਰਾਂ, ਬ੍ਰੇਅਲ ਜਾਂ ਆਡਿਊ ਦੇ ਰੂਪ ਵਿਚ ਵੀ ਉਪਲੱਬਧ ਕਰਵਾਈ ਜਾ ਸਕਦੀ ਹੈ।

اگر آپ یہ ڈاکیومنٹ کسی اور زبان میں چاہتے ہوں، یا اگر آپ کو کسی ترجمان کی خدمات درکار ہوں، تو براہ کرم ہم سے رابطہ کریں۔ درخواست کرنے پر یہ معلومات بڑے پرنٹ، بریل یا آڈیو فارمیٹ میں بھی دستیاب ہیں۔



**South
Derbyshire**
District Council
Benefit Services

Local Housing Allowance Working out your Local Housing Allowance



Local Housing Allowance is a new way of working out new claims for Housing Benefit for tenants renting accommodation from a private landlord. It also affects tenants already getting Housing Benefit who move into accommodation rented from a private landlord. **Local Housing Allowance is being introduced on 7 April, 2008.** If you live in council accommodation or other social housing, Local Housing Allowance will not affect you.

What if my rent is not the same as the Local Housing Allowance rate that applies to me?

If your rent is up to £15 lower than the Local Housing Allowance rate that applies to you, any benefit you might get will still be based on this rate. For example, if your rent is £90 and the Local Housing Allowance is £100, the maximum amount of benefit we could pay you would be £100.

If your rent is more than £15 less than the Local Housing Allowance rate that applies to you, any benefit you might get will be based on the amount of your rent plus £15. For example, if your rent is £60 and the Local Housing Allowance is £100 the maximum amount of benefit we could pay you would be £75.

For a more detailed explanation of how this may affect you, please see **HB(LHA)6** *Local Housing Allowance: rights and responsibilities*.

Further information

If you want more information:

- Phone Customer Services on 01283 595795
- Visit Customer Services at Civic Offices, Civic Way, Swadlincote, DE11 0AH
- Look on our website <http://www.south-derbys.gov.uk>
- Email us revenues@south-derbys.gov.uk
- Visit www.direct.gov.uk

Remember that this leaflet is a guide only. It is not meant to say exactly what your legal rights are. While we have tried to make sure that the information in this leaflet is correct at the date shown on the cover, it is possible that there may be incorrect information or some ideas may be oversimplified.

Contents

Page

- 2. The Basic Calculation**
- 2. How many bedrooms am I entitled to?**
 - 3. With dependant children or non-dependants.
 - 4. Number of bedrooms for couples, no children.
 - 6. Single and under the age of 25.
 - 6. You are severely disabled.
 - 6. Joint tenants
- 7. The LHA rates**
- 7. What else might affect the Local Housing Allowance rate?**
- 8. What if my rent is not the same as the Local Housing Allowance rate that applies to me?**

The Basic Calculation

To work out your LHA you will need to know ...

How many bedrooms you are entitled to, **and**
The LHA rate for those number of bedrooms in your area.

This will give you the maximum rent that your claim will be based on.
Your actual entitlement will be affected by:

- any money you have coming in
- any savings you have
- how much your rent is
- if we expect anyone living with you to pay towards your rent
- if you share paying the rent with someone else who is not your partner

For more information about this, please get in touch with us at the address at the end of this leaflet or use our calculators at <http://www.south-derbys.gov.uk/>

How many bedrooms am I entitled to?

The number of people who live with you is used to work out how many bedrooms you are entitled to. We do not count other rooms such as a living room, kitchen or bathroom.

The number of bedrooms you are entitled to is then used to work out which Local Housing Allowance rate usually applies to you. In some cases, there are some more rules, which are explained further on in this booklet.

accommodation or are single and under 25, your claim will be based on the shared room rate.

The LHA rates

The LHA rates are set each month by The Rent Service for each Broad Rental Market Area throughout the country.

We will display our rates each month so you find out what your claim would be based on should you start to claim benefit within South Derbyshire.

For South Derbyshire there will be 3 different sets of LHA rates, depending on the area you live in. Our posters broadly state the areas covered by each area but your actual postcode will determine the area the property falls into.

The monthly rates can be found on our website, on our notice boards or by phoning Customer Services on 01283 595795.

What else might affect the Local Housing Allowance rate?

Non-dependants

If you claim benefit you can only get it for yourself and your family. If you share a property with someone who is not part of your family, your benefit may be reduced. This is because we may expect them to pay towards your rent.

For more information about this, please get in touch with us at the address overleaf.

Single and under the age of 25

If you are aged under 25, are single and do not live with any dependants, you can only get the Local Housing Allowance shared room rate.

Marcus

Marcus is single. He is aged 23.

He is entitled to one bedroom for himself. As he is under 25, he is entitled to the Local Housing Allowance shared room rate.

You are severely disabled

If you are severely disabled, or live with a severely disabled partner, and have no dependent children, your benefit will be based on the one bedroom Local Housing Allowance rate.

Care Leavers

If you are a care leaver under 22, or live with a care leaver under 22 who is your partner, and have no dependent children your benefit will be based on the one bedroom Local Housing Allowance rate.

By care leaver we mean someone who was in council care after the age of 15.

Joint Tenants

If you are a joint tenant, the number of rooms you are entitled to will be based on the circumstances of your household and not that of the joint tenants household. The information outlined already will apply. This means that if you have children you will be entitled to bedrooms for yourself and your children according to their age and sex. If you are single or a couple without children and live in shared

You can use the following information as a guide to work out how many bedrooms you are entitled to.

If you have children or non-dependants

You are entitled to one bedroom for:

- every adult couple (married or unmarried)
- any other adult aged 16 or over
- any two children of the same sex aged under 16
- any two children aged under 10
- any other child.

Reena and Suki

Reena and Suki are a couple who have a child, Ben, who is nine years old.

They are entitled to one bedroom for themselves and one for Ben. This means any benefit they are entitled to will be based on the Local Housing Allowance rate for two bedrooms.

Susan

Susan is a single mother who has three children, Tom, who is fourteen, Judy, who is eleven and Raymond, who is six.

Susan is entitled to one bedroom for herself, one bedroom for Judy and one bedroom for Tom and Raymond to share. This means any benefit they are entitled to will be based on the Local Housing Allowance rate for three bedrooms.

Lisa and Matt

Lisa and Matt are a couple who have five children, Shaun, who is seventeen, Graham, who is fifteen, Laura, who is twelve, Millie, who is nine and Jessica, who is six.

They are entitled to one bedroom for themselves, one bedroom for Shaun, one bedroom for Laura and Millie to share, one bedroom for Graham and one bedroom for Jessica. This means any benefit they are entitled to will be based on the Local Housing Allowance rate for five bedrooms.

Number of bedrooms for couples, no children

If you are part of a couple and do not live with any dependants, your benefit will be based on the one bedroom Local Housing Allowance rate if you live in:

- a self-contained property
- shared accommodation but have two or more rooms (bedrooms or living rooms) that no-one else can use

If you are part of a couple and do not live with any dependants, your benefit will be based on the Local Housing Allowance shared room rate if you live in shared accommodation.

By couple we mean a man and a woman who are married or are living together as if they are married, or two people of the same sex who are civil partners of each other, or live together as though they are civil partners, and are members of the same household.

By a self-contained property we mean one where you have your own room plus your own:

- bathroom
- toilet; and
- kitchen (or facilities to cook with)

For example, this could be a one-bedroom flat.

Bill and Jane

Bill and Jane are a couple who have no children. They live in a house where they share facilities.

They are entitled to one bedroom for themselves. As they share facilities, this means any benefit they are entitled to will be based on the Local Housing Allowance shared room rate.

Gary and Roger

Gary and Roger are a couple. They live in a self-contained flat.

They are entitled to one bedroom for themselves. This means any benefit they are entitled to will be based on the Local Housing Allowance rate for one bedroom.