

Working out your local housing allowance

Local housing allowance is a 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.

To work out how much benefit you might be entitled to, you need to work out the local housing allowance rate that your claim will be based on.

You can find out the local housing allowance rates by visiting our website at www.rushmoor.gov.uk/benefits or by contacting our benefits team on **01252 398 914**.

The new rates are published every April at the Council Offices in Farnborough Road, Farnborough.

You also need to find out if you can get the full amount of benefit.

The amount of benefit you can get may be affected by:

- *Any money you have coming in*
- *Any savings you have*
- *How much your rent is*
- *If you have anyone living with you who is over 18 and not your partner or dependent child*
- *If you share paying the rent with someone else who is not your partner*

If you are a couple

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

They are entitled to one bedroom for themselves. However, as they share facilities, this means any benefit that they are entitled to will be based on the shared room rate of local housing allowance.

If you are part of a couple, do not have any dependents and live in either:

- *A self contained property; or*
- *Shared accommodation but have two or more rooms (bedrooms or living rooms that no-one else can use)*

Your benefit will be based on the one-bedroom local housing allowance rate.

If you are part of a couple, do not have any dependents and live in shared accommodation, your claim will be based on the shared room local housing allowance rate.

By a couple we mean two people who are married or who live together as though they were married, whether different sex or same sex partners.

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.

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 that they are entitled to will be based on the one bedroom local housing allowance rate.

If you are 35 and over

Steven is single and has no dependents. He is aged 36 and rents a self-contained flat.

He is entitled to one bedroom for himself. This means any benefit that he is entitled to would be based on the one bedroom local housing allowance rate.

If you are aged 35, or over, single, do not have any dependents and live in:

- *A self-contained property; or*
- *Shared accommodation, but have two or more rooms (bedrooms or living rooms that no-one else can use)*

Your benefit will be based on the one bedroom local housing allowance rate.

If you are aged 35, or over, single, do not have any dependents and you live in shared accommodation, your claim will be based on the shared room local housing allowance scheme.

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).

Such as a one bedroom flat.

Joint tenants, care leavers, people with severe disabilities, ex-offenders and people following a period of homelessness

If you are one of the above, this might affect the amount of benefit that you are entitled to. To find out more, please contact us at the address on the back of this leaflet.

Jane is single and has no dependents. She is aged 41.

She rents a bedsit in a shared house. She shares the kitchen and bathroom. She is not in self-contained accommodation, as she shares facilities. This means that any benefit she is entitled to would be based on the shared room local housing allowance rate.

If you are a care leaver under 22

If you are a care leaver under 22, or live with a care leaver under 22 who is your partner and you 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 formally in Social Services care under a court order after his or her 16th birthday.

If 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.

Joint tenant or people with severe disabilities

If you are a joint tenant or severely disabled, this might affect the amount of benefit that you get. For more information, please contact us at the address shown on the back of this leaflet.

Non-dependents

If you claim benefit you can only get it for yourself and your family. If you share a property with someone who is over 18 and not a dependent child or your partner, your benefit may be reduced. This is because we have to make a deduction from your benefit to take account of any contribution they are making to the running costs of the household. This deduction applies even if no actual contribution is made.

If you would like more information:

Visit www.rushmoor.gov.uk

Call our benefits team on 01252 398 914

Email benefits@rushmoor.gov.uk

Remember that this leaflet is only a guide. 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 time of printing, it is possible that there may be some incorrect information or some ideas may be simplified.