

Local Housing Allowance

Working out your allowance
if you are aged 25 or over



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.

To work out how much benefit you might get you need to find out what Local Housing Allowance rate your benefit will be based on.

If you are 25 or over, single 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 25 or over, single 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 unless you two or more rooms (bedrooms or living rooms) that no-one else can use.

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.

You can find out what the Local Housing Allowance room rates are by ringing us on 01827 709540, calling in to Marmion House where the current rates will be displayed, or via the website – www.tamworth.gov.uk

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 share paying the rent with someone else

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

There are extra rules if you are severely disabled. For more information about these, please contact us at the address below.

Joint tenants

If you are a joint tenant this might affect the benefit you can get. For more information about joint tenants, please get in touch with us at the address below.

What if my rent is less than the Local Housing Allowance rate that applies to me?

If your rent is up to £15 less than the Local Housing Allowance rate that applies to you, any benefit you might get will still be based on this rate. If your rent is more than £15 less than the Local Housing Allowance rate that applies to you, any benefit you may get will be based on a lower rate.

For details about this, please see **HB(LHA)6: Local Housing Allowance: rights and responsibilities.**

Further information

If you want more information:

- phone your Benefits Team on: 01827 709540
- visit your Benefits Team at:
Tamworth Borough Council,
Marmion House, Lichfield Street,
Tamworth, Staffordshire B79 7BZ
- look on our website:
www.tamworth.gov.uk
- email us at:
benefits@tamworth.gov.uk
- visit www.direct.gov.uk