Local Housing Allowance

Room Rates

Rates valid from 1 April 2012 to 31 March 2013

Number of Bedrooms	Category	Weekly Amount	Monthly Amount
I bedroom with shared facilities	A	£55.00	£238.33
1 bedroom self contained	B	£96.92	£419.99
2 bedrooms	C	£115.38	£499.98
3 bedrooms	D	£126.92	£549.99
4 bedrooms	E	£161.54	£700.01

As per HB/CTB G2/2012, LHA rates have been frozen at the rate for April 2012; there will be no change in the rates until April 2013.

Local Housing Allowance - Size Criteria

Your Local Housing Allowance (LHA) rate will depend on how many people live in your household.

Allow 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 regardless of sex aged under 10
- Any other child (under 16)

From 1 April 2011, the maximum LHA rate payable is for 4 bedrooms.

- Most single claimants under 35 years old will only be entitled to the 1 bedroom shared LHA rate (category A)
- Single claimants over 35 years old and couples with no dependant children will be entitled to the 1 bedroom self contained LHA rate (category B) providing they have exclusive use of other facilities such as a their own bathroom, toilet and kitchen/cooking facilities or exclusive use of at least two rooms (counting only bedrooms and living rooms).

Please note this is the maximum amount of LHA you will get - your actual benefit may be less depending on the amount of money you have coming in and if other adults apart from your partner live with you