

NEWCASTLE-UNDER-LYME BOROUGH COUNCIL

Local Housing Allowance (LHA) rates for NEWCASTLE

These rates will apply for 12 months from April 2015

Number of bedrooms	Category	Weekly amount
		£
Shared Accommodation rate	A	52.02
1 bedroom	B	80.55
2 bedrooms	C	90.90
3 bedrooms	D	109.32
4 bedrooms	E	139.84

The LHA that is used to work out your benefit will depend on how many people are 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 who are under ten years old
- any other child (under 16)

However, from 4 April 2011, the maximum LHA rate payable for new claims is for the four bedroom rate only.

We do not count other rooms such as a living room, kitchen or bathroom.

* Single claimants under 35 years old will be entitled to the shared Accommodation LHA rate.

Single claimants over 35 years old and couples with no dependent children will be entitled to the rate for a one-bedroom property, e.g. a one bedroom flat or a studio or other kind of self-contained accommodation, **provided they actually rent a property of at least this size.**

For example, an adult couple with one child would need one bedroom for the couple, and one bedroom for the child. We would use the two room LHA rate to work out their benefit.

An information leaflet is available to you to help you to work out which Local Housing Allowance rate applies to you. **Working out your Local Housing Allowance** is available from the Housing Benefit department at:- Civic Offices, Merrial Street, Newcastle, Staffs, ST5 2AQ

Additional information regarding Local Housing Allowance is also available on the Authority's website:- newcastle-staffs.gov.uk If you have any queries regarding Local Housing Allowance you can telephone the Housing Benefit department on **01782 715500** Or email us at benefits@newcastle-staffs.gov.uk

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If you live in rented accommodation provided by social housing, for example Aspire Housing or Beth Johnson Housing Association, Local Housing Allowance will not affect you.

IMPORTANT CHANGES TO LOCAL HOUSING ALLOWANCE

From April 2011 - all new LHA rates will be reduced to lower levels based on the 30th Percentile of market rents.

There will also be new upper limits for each category:

£250 a week for a **1 bedroom LHA rate**
£290 a week for a **2 bedroom LHA rate**
£340 a week for a **3 bedroom LHA rate**
£400 a week for a **4 bedroom LHA rate** (maximum)

The changes apply to all **new** claims from 1st April 2011.

Different rules apply to ongoing existing Housing Benefit claims made before April 2011.

Before committing to a new tenancy, you are advised to seek advice and **look up the Shadow 30th Percentile LHA rates, with caps applied**. These give an indication of future differences to LHA rates from April 2011: these rates are available on the LHA Direct website:- lha-direct.voa.gov.uk

*You will need to know:

1. the LHA bedroom rate you are entitled to, and
2. the name of the BRMA where the property you rent is situated

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