

Local Housing Allowance

Room Rates

Rates valid from 1 April 2016 to 31 March 2020

Number of Bedrooms	Category	Weekly Amount	Monthly Amount
1 bedroom with shared facilities	A	£57.34	£248.47
1 bedroom self contained	B	£98.87	£428.44
2 bedrooms	C	£120.29	£521.26
3 bedrooms	D	£132.00	£572.00
4 or more bedrooms	E	£173.41	£751.44

(Rates are frozen from 2016/17 to 2019/20)

Please note this is the *maximum*

Local Housing Allowance - Size Criteria

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

One bedroom is allowed 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).

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).

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