

Can I appeal if I disagree with the Rent Officer's calculation of the Local Housing Allowance rates?

No, you will not be able to appeal in these circumstances. Once the rates have been decided, these will be in force for the whole month, and once applied to the claim, will apply until the claim reaches its one year anniversary date or there is a relevant change of circumstances.

Further information

Telephone the Benefits team on 0116 2727510
visit your Housing Benefit department at
Council Offices, Desford Road, Narborough, Leicester.
LE19 2EP

look on our website www.blaby.gov.uk
email us benefits@blaby.gov.uk
or visit www.direct.gov.uk

Remember that this leaflet is a guide only. 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 date shown on the cover, it is possible that there may be incorrect information or some ideas may be oversimplified. Also, please remember that the information in this leaflet is likely to become less accurate over time because of changes to the law.

This document can be made available on request, in other languages and formats (large print, Braille or on audio tape) by contacting:

Benefits Section
Blaby District Council
Council Offices, Desford Road
Narborough, Leicester
LE19 2EP

Tel: 0116 272 7510
Fax: 0116 272 7591
Minicom: 0116 284 9786
E-mail: benefits@blaby.gov.uk
Internet: www.blaby.gov.uk

Benefits Section Customer Services

Working out your Local Housing Allowance

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:

- work out how many bedrooms you are entitled to and which Local Housing Allowance rate applies to you
- check the Local Housing Allowance rates for the area you want to live in, which you can get from us on 0116 2727510 or at www.blaby.gov.uk.
- 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 we expect anyone living with you to pay towards your rent
 - if you share paying the rent with someone else who is not your partner

How many bedrooms am I entitled to?

The number of people who live with you is used to work out how many bedrooms you are entitled to. We do not count other rooms such as a living room, kitchen or bathroom.

The number of bedrooms you are entitled to is then used to work out which Local Housing Allowance rate usually applies to you. In some cases, there are some more rules – these are looked at below.

You can use the following information as a guide to work out how many bedrooms you are entitled to.

You are entitled to 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 aged under 10
- any other child.

What else might affect the Local Housing Allowance rate?

There are extra rules if you are:

- aged 25 or over, single and do not live with any dependants
- aged under 25, single and do not live with any dependants

- a couple and do not live with any dependants
- you are a care leaver aged under 22
- you are severely disabled
- If you are a joint tenant this may affect the benefit you can get

For more information on this please contact the Benefits Team on 0116 2727510.

Non-dependants

If you claim benefit you can only get it for yourself and your family. If you share a property with someone who is not part of your family, your benefit may be reduced. This is because we may expect them to pay towards your rent.

What if my rent is not the same as the Local Housing Allowance rate that applies to me?

If your rent is up to £15 lower than the Local Housing Allowance rate that applies to you, any benefit you might get will still be based on this rate. For example, if your rent is £90 and the Local Housing Allowance is £100, the maximum amount of benefit we could pay you would be £100.

If your rent is more than £15 less than the Local Housing Allowance rate that applies to you, any benefit you might get will be based on the amount of your rent plus £15. For example, if your rent is £60 and the Local Housing Allowance is £100 the maximum amount of benefit we could pay you would be £75