

Local Housing Allowance

Rates for April 2020 to March 2021

Local Housing Allowance (LHA) is a way of working out how much rent we can allow for Housing Benefit. It applies if you are a tenant and you rent your accommodation from a private landlord.

Every April, the Valuation Office Agency determine a new set of LHA rates based on the number of bedrooms in a property. These rates remain in force for a period of 12 months. They set these according to different localities. For Harrogate, there is one main locality covering the majority of the District and three smaller areas to the south (Leeds), north (Richmond and Hambleton) and east (York) of the District.

When you first make your claim, we will assess it based on the LHA rate that is in force at that time. Every following April, a reviewed rate will be applied to your claim.

The rates for April 2020 to March 2021 are shown below.

	Harrogate		York		Leeds		Richmond and Hambleton	
	Weekly	Monthly	Weekly	Monthly	Weekly	Monthly	Weekly	Monthly
Shared accommodation	£75.00	£325.00	£75.00	£325.00	£66.16	£286.69	£75.00	£325.00
1 bedroom	£120.82	£523.55	£125.42	£543.48	£120.82	£523.55	£92.05	£398.88
2 bedroom	£153.04	£663.17	£149.59	£648.22	£136.93	£593.36	£115.07	£498.64
3 bedroom	£182.96	£792.82	£166.85	£723.02	£161.10	£698.10	£136.93	£593.36
4 bedroom	£246.25	£1067.08	£241.64	£1047.11	£207.12	£879.52	£172.60	£747.93

Leeds locality includes: Askwith, Bickerton, Clap Gate, Denton, Farnley, Kirk Deighton, Middleton, Netherby, Sicklinghall, Weston, Wetherby.

York locality includes: Angram, Bilton in Ainsty, Cattal, Green Hammerton, Hutton Wandersley, Kirk Hammerton, Long Marston, Moor Monkton, Nun Monkton, Thorpe Underwood, Tockwith, Wighill, Whixley.

Richmond and Hambleton locality includes: Asenby, Baldersby, Cundall, Norton le Clay,

Shared accommodation rate

The shared accommodation rate will apply to:

- Single claimants or couples who rent shared accommodation.
- Single claimants who live alone, are not disabled and are aged less than 35 years.

It does not apply to care leavers under 22 years and 25-34 yr olds who have lived in hostel accommodation for the homeless for 3 months or are subject to Multi Agency Public Protection

How many bedrooms am I entitled to?

One bedroom is allowed for:

- Every adult couple
- Any other adult aged 16 or over
- Any two children of the same sex who are aged under 16
- Any two children regardless of their sex that are under the age of 10
- Any foster children staying with you
- Any other child (but not if their main home is somewhere else)
- A carer who provides overnight care for you, your partner, a child or non-dependant

We may also be able to allow an extra bedroom if you:-

- have a partner with a serious disability and you cannot share a bedroom because of this
- have a child who has a serious disability and cannot share a bedroom because of this
- are an approved foster carer and you have fostered in the last 12 months

Note: In cases where a child comes to stay with an absent parent, a bedroom is not allowed. If someone goes into hospital, they are still counted as needing a bedroom.

The maximum LHA rate is restricted to 4 bedrooms

Joint Tenants

Joint tenants will receive a rate of LHA based solely on the needs of the claimants family, plus any non-dependants, sub tenants or boarders of the claimant.

Joint tenants who have a shared non-dependant, will have the person counted as a member of their household for the size criteria, but will only have an apportioned non-dependant deduction.

How much benefit will I get?

The amount of Housing Benefit you may receive will depend on five basic things:

- The LHA rate at the time you make your claim
- The amount of money (income) you have coming in
- The amount of any savings/capital/investments you have
- Your personal circumstances (for example; marital status, age, how many children you have, whether you are disabled, who else lives in your household etc)
- The amount of rent you are paying

Reporting changes

Changes to the number of people living in your household may affect the LHA rate we apply to your claim. Please report any changes to us promptly.

HOW TO CONTACT US:

Online : www.harrogate.gov.uk/enquiry

Telephone: **01423 500600** - Monday to Thursday 8.30 am to 5.00 pm (Friday to 4.30 pm)

Visit us: Welfare Services, Civic Centre, St Lukes Avenue, Harrogate HG1 2AE
Monday to Friday 8.30 am to 4.30 pm