

Local Housing Allowance rates in Torfaen – 2017/2018

If you are renting a property or room from a private landlord, the Local Housing Allowance (LHA) is used to work out how much Housing Benefit you get.

LHA rates are set for different types of accommodation in each local authority area. The rates range from a single room in a shared house up to properties with four bedrooms.

These rates are set every April by the Rent Officer Service Wales (part of the Housing Division of the Welsh Assembly Government). This service is totally independent from the local authority; therefore we have no control over the LHA rates set.

How do you decide which LHA rate to include in my claim?

The details of who lives with you (the number of people who share the accommodation with you such as partner, children etc.) are used to work out the number of bedrooms you are entitled to – the number of living rooms, bathrooms and kitchens are not included in the calculation.

One bedroom is allowed for each of the following:

- every adult couple (married or unmarried).
- any other adult aged 16 or over.
- any two children of the same gender aged under 16.
- any two children aged under 10.
- any other child, (other than a child whose main home is elsewhere)
- a carer who provides the claimant, their partner, a disabled child or non-dependant adult with overnight care (providing they have a spare bedroom for this purpose).
- a foster child/foster children (only one bedroom is allowed providing they have a spare bed room for this purpose. The foster-carers must be approved).
- any non-dependant in the armed forces who is temporarily absent from their home (they must intend to return home) e.g. grown up son/daughter living with parents away on operations.
- a couple or disabled child who is unable to share a bedroom because of their severe disabilities as long as certain criteria are met. Please ask us for more information.

If you are single and under the age of 35 you will normally be entitled to the shared accommodation rate, whatever type of accommodation you live in unless you are covered by one of the exemptions. Please ask for more information.

These LHA rates will apply in Torfaen from 1 April 2017 to 31 March 2018	Accommodation Type	Weekly	Monthly
	Shared	48.00	208.57
	One Bed	78.25	340.01
	Two Bed	97.81	425.01
	Three Bed	110.41	479.76
	Four Bed	131.64	572.01

Will I get the full amount of Local Housing Allowance?

If your rent is less than the weekly LHA rate, the maximum figure we can include in your claim is the same as your rent as you cannot get more money in Housing Benefit than you pay in rent.

You may not get the full amount of LHA or rent, this will depend on the level of your income and savings and whether there are any other adults living in the property.

Changes in your circumstances

If you have a rent increase or decrease, if someone moves in or out of your home or you change address you should advise us immediately as it may affect the rent/LHA rate included in your claim.

For more information contact us on 01495 766430 or 01495 766570