

Local Housing Allowance Rates Mid Staffordshire

*Postcodes:

ST10, ST12, ST14, ST14, ST15, ST16, ST17, ST18, ST19, ST20 (NOTE- a minority ST20 in Shropshire BRMA), ST21, WS11, WS12, WS15

	April 2018	April 2019
Shared Room Rate	£66.70	£66.70
One Room	£90.90	£90.90
Two Rooms	£113.92	£113.92
Three Rooms	£129.47	£133.35
Four Rooms	£170.67	£170.67

Bedroom entitlement not in shared accommodation

One bedroom is required by:-

- An adult over 35
- A couple
- Anyone 16 or over living as part of the household
- Opposite sex children 10 to 16
- 2 opposite sex children up to 10
- Any other child

Single adults under 35, Shared accommodation and joint tenants will qualify under the shared room rate.

*Postcodes may be reviewed

Shared room rate

Under Local Housing Allowance rules, single people aged under 35 with no children are normally assumed to be living in shared accommodation.

This means the maximum amount single people aged under 35 (with no dependants) can get is set in relation to the cost of renting a room in a shared house or flat, rather than the cost of renting a self-contained property.

Couples and single people aged 35 or over

If you are single and aged 35 or over, or, you are a couple, you are entitled to the single bedroom rate of Local Housing Allowance. However, you may not get the single bedroom rate of LHA if you share some or all of the facilities in the property you rent.

In this case the shared accommodation rate applies. For more information see joint tenant.

Who is not affected by the shared room rate?

You will receive the higher one bedroom rate of benefit, not the shared room rate, if you:

- rent from a local authority or housing association.
- are aged under 22 and have been in care.
- live in supported housing provided by a housing association, registered charity, voluntary organisation or a county council (in England).
- get the severe disability premium in your benefit because you are entitled to the middle or higher rate care component of the Disability Living Allowance.
- need an extra bedroom for a carer who provides you with the overnight care you need but who doesn't normally live with you.
- have spent at least three months in a homeless hostel or; hostel specialising in rehabilitating and resettling within the community. To benefit from this exemption you need to have been offered and accepted support services to enable you to be rehabilitated or resettled in the community.
- are managed under active multi-agency management under the Multi Agency Public Protection Arrangements.