

Local Housing Allowance rates - 2016-2020

Weekly rates	Barrhead	Greater Glasgow
Shared	£60.00	£68.28
1 bed-room	£80.77	£92.06
2 bed-room	£101.54	£116.53
3 bed-room	£126.92	£137.31
4 bed-room	£190.80	£206.03

If your tenancy begins or changes on or after 1 April 2016 and you receive Housing Benefit or Universal Credit on or after 1 April 2018, your maximum benefit will be limited to the rates shown above.



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Information on the changes to the amount of Housing Benefit or the housing cost element of Universal Credit which will apply from 1 April 2018 for new or changed tenancies which begin on or after 1 April 2016



The Local Housing Allowance Cap

What you need to know





What is Local Housing Allowance?

Local Housing Allowance (LHA) has applied to private sector rented properties since 2008.

Local Housing Allowance (LHA) was introduced as the method used to work out the maximum housing benefit to be awarded to tenants who rent from a private landlord. The amount that tenants receive depends on their income, capital and savings.

Since April 2013, LHA rates have been reviewed on an annual basis, but from 1 April 2016, LHA rates will be frozen at the current level for the next four years.

The LHA cap

The UK Government has introduced legislation to restrict benefits for social rented sector rents (council and housing association properties) to the rates which, until now, have applied only to the private sector. This is known as the LHA cap

Will the LHA cap apply to me?

From 1 April 2016, any new or changed council or housing association tenancies will be subject to the LHA cap.

If you sign for a new or changed tenancy on or after 1 April 2016, (or 1 April 2017 for supported accommodation) and you are in receipt of Housing Benefit (or

the housing cost element of Universal Credit) on or after 1 April 2018, you may be affected.

It is important to note that the financial impact of the changes for both types of tenancies will apply only from 1 April 2018, and will be dependent on the size of property you rent and the number of people in your household.

If you are a single person aged under 35 you will be restricted to the 'shared room rate' whether you share with anyone or not.

As you will be responsible for any shortfall between the amount of rent charged and the benefit you are able to claim, it is essential that you consider whether your new or changed tenancy will be affordable given these changes to the amount of benefit you may receive from 1 April 2018.