

## Working out your Local Housing Allowance if you are aged 35 or over



Local Housing Allowance is a way of working out 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 was introduced on 7 April, 2008. Local Housing Allowance will not affect people living in Council accommodation or rented from the Orkney Housing Association.

To work out how much benefit you might get you need to find out what Local Housing Allowance rate your benefit will be based on.

If you are 25 or over (35 from January 2012), single and do not live with any dependants, your benefit will be based on the one bedroom Local Housing Allowance rate if you live in:

- a self-contained property;
- shared accommodation but have two or more rooms (bedrooms or living rooms) that no-one else can use.

If you are 25 or under (35 from January 2012), single and do not live with any dependants, your benefit will be based on the Local Housing Allowance shared room rate if you live in shared accommodation unless you have two or more rooms (bedrooms or living rooms) that no-one else can use.

By a self-contained property we mean one where you have your own room plus your own:

- bathroom;
- toilet, and
- kitchen (or facilities to cook with).

For example, this could be a one-bedroom flat.

You can find out what the Local Housing Allowance room rates are by checking leaflet **HB(LHA)5**. You can get this from us at the address below or by visiting our website at [www.orkney.gov.uk](http://www.orkney.gov.uk)

You also need to 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 you share paying the rent with someone else.

For more information about this, please get in touch with us at the address below.

There are extra rules if you are severely disabled. For more information about these, please contact us at the address below.

## Joint tenants

If you are a joint tenant this might affect the benefit you can get. For more information about joint tenants, please get in touch with us at the address below.

For details about this, please see **HB(LHA)6: Local Housing Allowance: rights and responsibilities**.

## Further information

If you want more information:

- phone the Council's Housing Benefit Section on (01856) 873535 Ext 2116, or Direct Dial (01856) 886312
- visit, or write to, the Council's Housing Benefit Section at Orkney Islands Council, Council Offices, Kirkwall, Orkney, KW15 1NY
- look on our website on [www.orkney.gov.uk](http://www.orkney.gov.uk)
- email us at [benefits@orkney.gov.uk](mailto:benefits@orkney.gov.uk)
- visit [www.direct.gov.uk](http://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 below, 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.

June 2012