

A GUIDE TO HOUSING AND COUNCIL TAX BENEFIT

2009/2010

HOUSING BENEFIT For PRIVATE RENTED PROPERTIES—Calculation Table

Local Housing Allowance (LHA) is for people in Private Rented Accommodation. If you live in a property rented from a Registered Social Landlord (RSL) or Local Authority, LHA does not apply to you (refer to the 'Guide to Housing and Council Tax Benefit for RSL properties')

To work out which rate of Local Housing allowance you are entitled to you need to follow the steps below:

1. Work out how many bedrooms the law says you need for your family circumstances.
 You are entitled to ONE Bedroom for each of the following (up to a maximum of the 5-bed rate from 1/4/09):
 * An Adult Couple * Any other adult aged over 16 * Any two children of the same sex up to 15 years old * Any two children under 10 regardless of sex * Any Other child. * You are entitled to the Shared Room Rate (SRR) if you are a single claimant under 25 and for a single person over 25 or a couple living in shared accommodation.

2. Check how much LHA you are entitled to
 Once you have worked out how many bedrooms you are entitled to, look at the rate of LHA shown below to see the maximum amount you might receive. (note these rates are as at 1/02/10 and subject to change monthly. Please ask for the new rates)

LHA Rate	£60.00	£94.36	£105.86	£126.58	£172.60	£228.99
No of Bedrooms	SRR	1 room	2 room	3 room	4 room	5 room

3. Compare your actual rent liability with your LHA maximum entitlement
 Your benefit calculation will be based on the LOWER of:
 * Your maximum LHA amount or
 * Your rent liability plus £15
 So say for example, you are entitled to maximum LHA for 2 bedrooms of £105.86 but your rent liability is £75 per week, the lower of the two is your rent (£75) + £15 = £90. This will be the maximum amount of benefit we can pay you.
 If your rent liability is £108, then we will use the lower amount which is the LHA rate of £105.86.

4. Based on 3 above, use the tables below to get an estimate of the income level below which benefit might be payable.
 So for example, if you are using your rent +£15, use the 'rent level' table. If you are using the LHA amount, use the 'LHA' table.
 Note that these figures are only an estimate and do not take account of other factors that we would use in a full calculation. So if in doubt, submit your benefit application and we will do the calculation for you.

RENT LEVEL

LOCAL HOUSING ALLOWANCE RATES

Type of Family	RENT LEVEL				LOCAL HOUSING ALLOWANCE RATES					
	£60.00	£70.00	£80.00	£90.00	£60.00	£94.36	£105.86	£126.58	£172.60	£228.99
					SRR	1 room	2 room	3 room	4 room	5 room
Single under 25	£142.47	£157.86	£173.24	£188.63	£142.47					
Single 25 - 59	£155.82	£171.21	£186.59	£201.98	£155.82	£208.68				
Single Pens 60-64	£221.52	£236.91	£252.29	£267.68	£221.52	£274.38				
Single Pens >65	£241.92	£257.31	£272.69	£288.08	£241.92	£294.78				
Couple, 18-59	£177.09	£207.86	£223.24	£238.63	£192.47	£245.33				
Pensioner Couple, both 60-64	£289.97	£305.36	£320.74	£336.13	£289.97	£342.83				
Pensioner Couple, at least one >65	£317.02	£332.41	£347.79	£363.18	£317.02	£369.88				
Single parent +18, one child under 16	£229.23	£244.62	£260.00	£275.39			£299.79			
Single parent +18, one child over 16	£229.23	£244.62	£260.00	£275.39			£299.79			
Couple +18, one child under 16	£265.88	£281.27	£296.65	£312.04			£336.44			
Couple +18, two children under 16	£321.99	£337.38	£352.76	£368.15			£392.55	£424.42		
Couple +18, 3 children under 16	£378.10	£393.49	£408.87	£424.26				£463.23	£552.07	
Couple +18, 4 children under 16	£434.21	£449.60	£464.98	£480.37				£536.64	£607.44	£694.20

PLEASE REMEMBER THESE TABLES PROVIDE A GUIDE ONLY TO BENEFIT. FOR A PROPER ASSESSMENT YOU MUST COMPLETE AN APPLICATION FORM.

Detailed information to assist in a calculation

If you are in receipt of Income Support or Job Seekers Allowance (Income Based) or Guarantee Pension Credit you will qualify for the maximum entitlement which will be the lower of the full eligible rent +£15 or the LHA Amount, and Council Tax less any non-dependant deductions. Otherwise Benefit is worked out using your *Applicable Amount* (an amount the Government says you need to live on). Your *Applicable Amount* is worked out by adding together your - *personal allowance* (relating to the size, age and status of you and your family), and any *premiums you are entitled to* (which take account of any special circumstances you may have). The tables below list the figures we use.

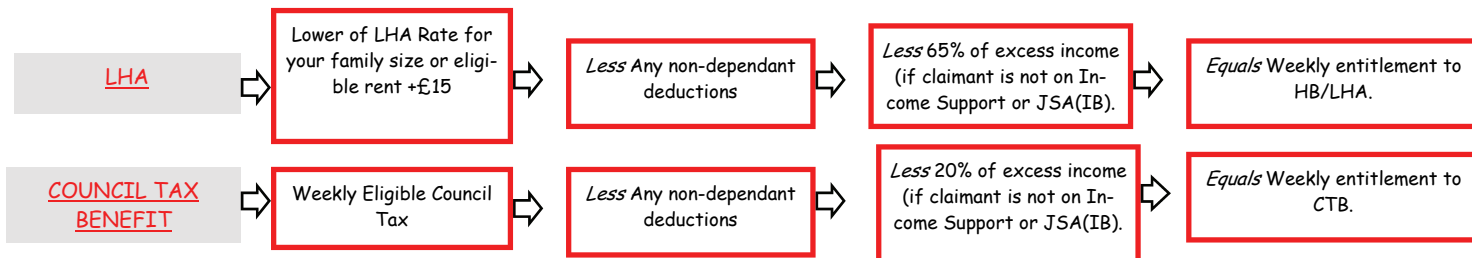
HB/CTB Personal Allowances	
Single <25	£50.95
Single >25-59 & any age main phase ESA	£64.30
Single 60-64	£130.00
Single 65+	£150.40
Single Parent <18	£50.95
Single Parent >18-59	£64.30
Couple both <18	£76.90
Couple one/both >18-59 & any age main phase ESA	£100.95
Couple both 60-64	£198.45
Couple one/both >65	£225.50
Each dependant child	£56.11

HB/CTB Non Dependant Deductions		
Non Dependant Status	Rent	CTAX
<18 or <25 and on IS/JSA (IB) or in receipt of Pension Credit	nil	nil
>25 and on IS/JSA (IB) or ESA (IR)	£7.40	nil
Not working or working <16 hours or gross wage/inc <£120pw	£7.40	£2.30
Inc between £120 and £177.99 pw	£17.00	£2.30
Inc between £178 and £230.99 pw	£23.35	£4.60
Inc between £231 and £305.99	£38.20	£4.60
Inc between £306 and £381.99 pw	£43.50	£5.80
Inc over £382 pw	£47.75	£6.95

Disregards		
Earnings Disregard	Couple	£10.00
	Single Claimant	£ 5.00
	Lone Parent	£25.00
	Disabled or long term sick	£20.00
Capital	Age under 60	£6000.00
	Age over 60	£6000.00
Others : War Pension, Attendance Allowance, Disability Living Allowance and some child care costs (ask for details).		

Premiums			
Normal Family	Added once if you have Dependent children	£17.30	
	Add if at least one child is under 1 year.	£10.50	
Family	Lone Parent rate (ask for details)	£22.20	
Disabled Child	For each child who is blind or seriously disabled	£51.24	
Disability	Aged under 60 but in receipt of a disability benefit	Single Rate -	£27.50
		Couple Rate -	£39.15
Enhanced Disability	Aged under 60 and in receipt of the highest rate of care component of Disability Living Allowance.	Child -	£20.65
		Single Rate -	£13.40
		Couple Rate -	£19.30
Severe Disability	In receipt of Attendance Allowance or the highest or middle rate of the care component of Disability Living Allowance and normally no other adults in house	Single Rate -	£52.85
		Couple Rate -	£105.70
Carer	Caring for a disabled person	£29.50	

The Calculation: The maximum amount that can be paid is the lower of 100% of eligible rent (rent less deductions for non-allowable things like water rates, heating etc) + £15 or the Local Housing Allowance amount, or 100% of council tax. . Note income is less any disregards shown above (however this list is not exhaustive and there are other disregards that may apply depending on your circumstances).



An example calculation

Mr X (aged 30) and Mrs X (aged 25) with one child (aged 3). Mr X works and earns £250.00 per week with child benefit of £20.00. Their rent is £98 per week, they are entitled to LHA of £105.86—maximum HB used is lower of rent + £15 or LHA therefore = £105.86 and council tax band A is £1046.74 for 2009/10. Their net income is therefore £250 less £10 earnings disregard = £240.00 (note from 2/11/09 child benefit is NOT included as income)

Their personal allowance is: £100.95 (couple one or both aged 18), plus £56.11 (dependant child). Plus family premium of £17.30 makes their Applicable Amount £174.36. Their excess income is therefore £240.00 less £174.36 = £65.64

HB = £105.86 less £42.67 (65% of excess income of £65.64) = Weekly Housing Benefit of £63.19

CTB= £20.07 less £13.13 (20% of excess income of £65.64) = Weekly Council Tax Benefit of £6.94

YOU MUST BE AWARE THAT THIS INFORMATION IS A GUIDE ONLY AND YOU SHOULD COMPLETE AN APPLICATION FORM TO ALLOW A PROPER ASSESSMENT TO BE CARRIED OUT. DON'T DELAY, COMPLETE A FORM NOW IF YOU THINK YOU MIGHT QUALIFY!.