

LOCAL HOUSING ALLOWANCE (LHA) FAQ

Is it possible to appeal against the amount of LHA?

You cannot appeal against the level of the LHA that the Rent Service sets. However, you will have the right to dispute any decision that the Council has made when calculating your claim.

Payment of LHA

Payment of LHA will be made to the claimant in almost all cases. Payment can be made to the landlord in a very small number of cases, these will be where the tenant is vulnerable and unable to manage their rent payments.

Single persons aged under 35 years

A single person aged under 35 years, who does not have a dependant or a non-dependant living with them, will be entitled to the standard rate of Local Housing Allowance for a room in shared accommodation.

What happens if the Landlord increases the rent?

The Local Housing Allowance takes no account of the actual level of rent payable, it is purely based on room requirement.

What happens if the rent being charged is more than the LHA amount?

If your rent is more than the LHA amount you are entitled to, you will need to pay the difference to the Landlord.

What happens if your circumstances change?

If your circumstances change and it affects the number of rooms you are allowed, then the LHA figure will change. The new allowance will last for a year counting from the date the change of circumstances occurred.

How many rooms can I claim for?

This will depend on the number of people who live with you. For people with children or non-dependants the Local Housing Allowance is based on the number of rooms to which they are allowed.