

Carer's room allowance

Housing Benefit is calculated with regard to the number of bedrooms a customer and their family require. Before April 2011 no allowance could be made for a non-resident carer.

However, with effect from April 2011, if you are disabled and have a carer who does not live with you but is required to stay overnight we may be able to increase your benefit in respect of the additional bedroom you need for them.

If you think this might apply to you please contact the Council's Benefits Section on 01372 732269 immediately.

Changes in circumstance

The amount of benefit you receive still depends on things such as your income and capital - and those of the people living with you.

Therefore you must ensure you advise us of any changes immediately. Any delay may cause overpayments and a loss of benefit.



This leaflet is a guide only and does not state your legal rights. ALWAYS check with the Benefits Section for up to date information

Where to get more information

Visit the Benefits Section at the Town Hall 9am to 4.30pm, Monday to Friday or call us on 01372 732269.

Directgov
www.direct.gov.uk

Department for Work and Pensions
www.dwp.gov.uk

Valuation Office Agency
www.voa.gov.uk

Local Citizens Advice Bureau
www.epsomewellcab.org.uk

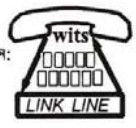
Financial Services Authority
www.moneydeclared.fsa.gov.uk

Money Advice Service
www.moneyadvice.org.uk

If you would like a copy of this document in large print, on tape or in Braille, please contact 01372 732000.

If you require a translation in your language, please contact:

સેવર વ્યાજુ અપદી સજાન 'સ અનુવાદ સ્વહીત ટી. ડાં હિયા' રરલે રામરા' રરે:
જો તમને ધોતાની ભાષામાં ભાષાંતર જોઈએ છે, તા અહેરભાની ક્વીને સંપર્ક સ્થાપો:
Se necessitar de uma tradução, contacte por favor:
যদি আপনার নিজের ভাষায় অনুবাদ চান তাহলে অনুগ্রহ করে যোগাযোগ করুন:
اگر آپ کو ترجمہ اپنی زبان میں چاہئے تو براہ کرم براہ مہربانی رابطہ کریں۔



Epsom & Ewell Borough Council
Town Hall, The Parade
Epsom, Surrey KT18 5BY
Tel: 01372 732000
Email: contactus@epsom-ewell.gov.uk
Web: www.epsom-ewell.gov.uk
Text: 07850 080202



Housing Benefit Changes

Published August 2011

- An extra room allowance for carers
- Each LHA rate capped
- LHA rates limited to 4 bedroom properties
- LHA rates lowered
- Reduced benefit for those under 35 and single

01372 732000
contactus@epsom-ewell.gov.uk
www.epsom-ewell.gov.uk

Local Housing Allowance (LHA) changes Each LHA rate capped

The following Local Housing Allowance (LHA) changes affect customers whose Housing Benefit is calculated from the LHA.

LHA is for people who:

- Rent from a private landlord (e.g. not a Housing Association such as Rosebery) and
- have moved or made a new claim since April 2008.

Anniversary date

The LHA changes affect new LHA claims received from April 2011 immediately and existing LHA customers nine months after the anniversary of their claim.

The anniversary occurs each year after the date you made your current claim or the date you had a change in your family size that altered your LHA rate.

For example, if you first made your claim on 2 Jan 2011 your anniversary will be 2 Jan 2012 and every 2 Jan thereafter.

If you then had your first born on 9 Feb 2012 your anniversary would change to 9 Feb 2012 and every 9 Feb thereafter.

Single people under 35 years of age

From January 2012 most people under 35 years of age, who are single and do not have anyone living with them, will have their benefit calculated on the very lowest of the LHA rates - the shared accommodation rate.

More details of this can be obtained by contacting the Council's Benefits Section or visiting our website at www.epsom-ewell.gov.uk

Each month for every area the Valuation Office Agency set an LHA rate for different sized accommodation.

Housing Benefit is then calculated using the rate for an appropriately sized property in your area and, unless there is a change in family size, that rate continues to be used until the anniversary date of the claim.

You can see what area you live in and how many bedrooms you require at www.lha-direct.voa.gov.uk/Secure/LHASearchIntro.aspx (If you are under 35 years of age please see the preceding page)

Each rate is capped to a weekly maximum of:
 1 bedroom = £250 2 bedroom = £290
 3 bedroom = £340 4 bedroom = £400

However, the LHA rate itself may be lower than these. Housing Benefit will then be calculated from the lowest of your rent, the actual LHA rate or the capped LHA rate.

LHA rate limited to four bedroom accommodation

Appropriately sized accommodation is decided with regard to the number and ages of the people in the household.

You can find out more at www.lha-direct.voa.gov.uk/Secure/LHASearchIntro.aspx

The maximum LHA rate is that of four bedroom accommodation and the four bedroom rate is capped at a maximum of £400 per week.

Therefore, even if your household size requires more than four bedrooms, Housing Benefit will be based upon the lowest of the rent, the actual four bedroom LHA rate or £400 per week.

LHA rates lowered

When LHA was introduced the rates were set so that, generally speaking, Housing Benefit would reflect the cost of five in every ten properties.

From April 2011 the LHA rates reduced to reflect three in ten properties. This has reduced the Housing Benefit people can receive. The LHA rates can be found on our website www.epsom-ewell.gov.uk/EEBC/Council+Tax+and+Benefits/

The tables below show how the rates reduced between March 2011 and July 2011:

For the Outer South London area

	Reduction per week	From	To
Shared bedroom	£8.50	£83.50	£75.00
1 bedroom	£6.92	£156.92	£150.00
2 bedroom	£5.77	£196.15	£190.38
3 bedroom	£23.08	£253.85	£230.77
4 bedroom	£23.08	£323.08	£300.00

For the Outer South West London area

	Reduction per week	From	To
Shared bedroom	£7.50	£86.00	£78.50
1 bedroom	£8.00	£196.15	£188.15
2 bedroom	£22.85	£253.85	£231.00
3 bedroom	£11.54	£300.00	£288.46
4 bedroom	£46.16	£403.85	£357.69

Any household requiring more than 4 bedrooms would be limited to the 4 bedroom rate. If your rent is higher than the LHA rate your benefit will be calculated from the LHA rate. You can find out which area you live in at www.lha-direct.voa.gov.uk

