

Where to get more information

HB(LHA)2SD

If you want to know more about the changes and how they affect you:

- phone the Housing Benefit department on **01237 428700**
- visit the Housing Benefit department at **Bridge Buildings, Bideford**
- look on our website **www.torridge.gov.uk**
- email us at **benefits@torridge.gov.uk**
- visit **www.direct.gov.uk**

Bridge Buildings, Bideford

Monday, Tuesday, Thursday & Friday 9.00am to 4.30pm

Wednesday 9.00am to 1.00pm

Phone: 01237 428700

Fax: 01237 424139

Torrington, Castle House

Thursday 9.30am to 2.30pm

Friday 9.30am to 1.30pm

Phone 01805 626130

Holsworthy, Manor Offices

Tuesday 9.30am to 1.30pm

Wednesday 9.30am to 2.30pm.

Phone: 01409 253336

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 as at March 2008, 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.

Local Housing Allowance



Working out your LHA if
you are severely disabled

Working out your Local Housing Allowance if you are severely disabled

Local Housing Allowance is a new way of working out new 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 is being introduced on 7 April, 2008. If you live in council accommodation or other social housing, Local Housing Allowance will not affect you.

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 severely disabled, or live with a severely disabled partner, and have no dependent children, your benefit will be based on the one bedroom Local Housing Allowance rate.

For more information, please get in touch with us at the address on the back of this leaflet.

You can find out what the Local Housing Allowance room rates are by checking leaflet **HB(LHA)5**. You can get this from us the address shown on the back of this leaflet or at www.torridge.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

Non-dependants

If you claim benefit you can only get it for yourself and your family. If you share a property with someone who is not part of your family, your benefit may be reduced. This is because we may expect them to pay towards your rent.

For more information about this, please get in touch with us at the address shown on the back of this leaflet.

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 shown on the back of this leaflet.

What if my rent is less than the Local Housing Allowance rate that applies to me?

If your rent is up to £15 less than the Local Housing Allowance rate that applies to you, any benefit you might get will still be based on this rate. If your rent is more than £15 less than the Local Housing Allowance rate that applies to you, any benefit you may get will be based on a lower rate.

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