



South Hams
District Council

Housing Benefit Section

Local Housing Allowance Rates

- August 2009

Local Housing Allowance is a new way of working out the maximum Benefit that might be paid for tenants renting accommodation from a private landlord.

It only applies to those making claims for Housing Benefit or those already claiming who move to privately rented accommodation, on or after 7th April 2008.

If you already receive Housing Benefit and do not move, or your landlord is a Social Landlord (Housing Association) this does not apply to you.

The table below shows the weekly Local Housing Allowance rates for the South Hams area:

For claims commencing in: August 2009	Broad Rental Market Area	
Number of bedrooms	Devon South	Plymouth
Shared room rate	£ 57.69	£ 66.00
1 bedroom	£ 98.08	£ 96.92
2 bedrooms	£ 126.92	£ 124.62
3 bedrooms	£ 150.00	£ 144.23
4 bedrooms	£ 196.15	£ 196.15
5 bedrooms	£ 276.92	£283.73

The Broad Rental Market Area you live in is determined by your postcode and you can contact the Council to find out whether you are in the Devon South or Plymouth area.

A rough guide to the number of bedrooms available to you is one bedroom for:

- Each adult couple
- Any other adult (aged 16 or over) in the property
- Any two children of the same sex aged up to 15
- Any two children under 10
- Any other child

Note: single claimants under 25 and single claimants who are joint tenants are covered by different rules. Please contact us to find out more. The maximum number of bedrooms allowed is five.

To make a claim, or for further advice or information please contact us:

By telephone on: Totnes **(01803) 861234** and ask for the Benefit Section,

Or check out the Local Housing Allowance section of the Council's website:

www.southhams.gov.uk – there is a link on the front page!

This is only a guide to the amount of help you might get.

Housing Benefit is a means tested Benefit. The Local Housing Allowance Rates for each Broad Rental Market Area may change every month.