Local Housing Allowance Rates – February 2012

These figures are supplied by the Rent Service Scotland and are used by the council as the starting point for the calculation of a person's benefit entitlement

From April 2011 the UK Government has made changes to the way these rates are worked out

Before April 2011 they were calculated by the Rent Officer so that people on maximum Housing Benefit could afford to rent about 5 in 10 properties in the area.

From April 2011 the Local Housing Allowance is reduced to a lower amount, which means that about 3 in 10 properties in a local area will be affordable to people on maximum Housing Benefit.

These are the new lower rates:

Property Size	West Lothian postcodes beginning with EH	West Lothian postcodes beginning with ML7	West Lothian postcodes beginning with FK1
1 room with shared bathroom/kitchen	**£57.69 per week** 249.99 pcm	**£69.23 per week** 300.00 pcm	**£60.00 per week** 260.00 pcm
1 Bedroom property	**£98.08 per week** 425.01 pcm	**£80.77 per week** 350.00 pcm	**£86.54 per week** 375.01 pcm
2 Bedroom property	**£115.38 per week** 499.98 pcm	**£99.23 per week** 430.00 pcm	**£103.85 per week** 450.02 pcm
3 Bedroom property	**£132.69 per week** 574.99 pcm	**£114.23 per week** 495.00 pcm	**£126.92 per week** 549.99 pcm
4 Bedroom property	**£173.08 per week** 750.01 pcm	**£161.54 per week** 700.01 pcm	**£173.08 per week** 750.01 pcm

Important note: These figures are the *starting* point for the calculation of an individual's benefit entitlement. They are not necessarily the amount that will actually be paid in every case.

The actual amount of benefit a person receives is affected by their individual circumstances including how much income and capital they have. Other factors, such as the amount of rent charged and the circumstances of the other people living in the household, will also influence the benefit calculation.

From 1st January 2012 the rate for 1 room with shared bathroom / kitchen will apply to most single adults under 35 years of age.