

Local Housing Allowance Rates – April 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.

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

From April 2012 LHA rates will be frozen. This will end the monthly re-calculation of LHA rates.

From April 2013, LHA rates will be set annually at the lower of

- **The LHA rate updated by CPI inflation as at the previous September, or**
- **The 30th percentile of local market rents at the previous September.**

Property Size	West Lothian EH postcodes	West Lothian ML7 postcodes	West Lothian FK1 postcodes
1 room with shared bathroom/kitchen	£58.85 per week 255.02 pcm	£64.62 per week 280.02 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	£98.08 per week 425.01 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.