Local Housing Allowance Rates April 2012 – March 2013

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 2012 LHA rates will be frozen for 12 months. 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 uprated 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 notes:

1) 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.

2) 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.

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