

Local Housing Allowance rates for April 2018 - March 2019

Local Housing Allowance (LHA) rules apply to existing claims for Housing Benefit (HB) made on or after 7th April 2008 and new and change of address claims for tenants renting accommodation from a private landlord. The tables below show the LHA rates for the Broad Rental Market Areas (BRMAs) for Merton. Four bedrooms is the maximum LHA rate. For more information see **LHA rates for Housing Benefit from 1st April 2018 to 31st March 2019** overleaf. They are based on rents for three in ten properties being affordable.

If your rent is weekly use this table.

BRMA name and ID number	LHA weekly standard rates from 1 April 2018 to 31 March 2019 only					
	Shared room	One bedroom	Two bedrooms	Three bedrooms	Four Bedrooms	Five bedrooms
Inner South West London –145	£97.21	£253.82	£311.40	£365.09	£429.53	Not applicable
Outer South West London – 152	£90.08	£216.06	£280.60	£336.96	£429.53	Not applicable
Outer South London – 153	£84.93	£177.41	£223.40	£279.14	£354.71	Not applicable

If your rent is calendar monthly use this table. The weekly rate above is multiplied by 52 and divided by 12.

BRMA name and ID	LHA calendar monthly standard rates from 1 April 2018 to 31 March 2019 only					
	Shared Room	One bedroom	Two bedrooms	Three bedrooms	Four bedrooms	Five bedrooms
Inner South West London – 145	£421.24	£1099.89	£1349.40	£1582.06	£1861.30	Not applicable
Outer South West London – 152	£390.35	£936.26	£1215.93	£1460.16	£1861.30	Not applicable
Outer South London – 153	£368.03	£768.78	£968.07	£1209.61	£1537.08	Not applicable

Your maximum rent for HB will be the lowest of your rent or the LHA rate you are entitled to, if you claim on or after 1st April 2018.

To get the booklet *Local Housing Allowance: The complete guide April 2018* or if you have any queries about LHA, you can:

- view it online at merton.gov.uk using the Useful link A to Z of services. Local Housing Allowance is listed under L.
- phone us on **020 8274 4903**; or
- visit us at Merton Link, ground floor Civic Centre, London Road, Morden, SM4 5DX; or
- look at the VOA LHADirect website via the Gov.uk Housing Benefit website: gov.uk/housing-benefit. Then click on the link What you'll get and Local Housing Allowance limit; or
- email us at: **Housing.Benefits@merton.gov.uk**

LHA rates for Housing Benefit from 1st April 2018 to 31st March 2019

LHA targeted affordability funding has increased all LHA bedroom rates in our three Broad Rental Market Areas (BRMAs) by 3%, except for the one bedroom rate in Inner South West London, two and three bedroom rates in the Outer South West London and the three bedroom rate in Outer South London, which all stay the same as the April 2017 rates.

Single people aged under 35 years of age

LHA rules restrict HB to the shared room rate for single people aged under 35 years of age. If you make a new claim and are not exempt, your LHA is based on the shared room rate.

Broad Rental Market Areas (BRMAs)

The Valuation Office Agency has decided that there are three BRMAs in Merton. The LHA standard rates are different for each of these, as you can see on page 1. The VOA considers the following factors when deciding BRMAs: Health ● Education ● Shopping ● Recreation ● Banking. The boundaries of BRMAs normally follow natural features like The Wandle River, but in places they divide streets. So, it is important to check in which BRMA your property is located or the location of the property you are going to move into. For more information on which Broad Rental Market Area you live in or are going to move to. You can search by postcode or local authority using the Gov.uk website at: **gov.uk/housing-benefit**. Then click on the link What you'll get and scroll down to the link called **Local Housing Allowance limit**.

Discretionary Housing Payment (DHP)

If the LHA rate is lower than your actual rent, you will have a shortfall as your HB maximum eligible rent will be lower. You can make a claim for DHP. Go to merton.gov.uk/dhp for more information. DWP will also use the same LHA rates for Universal Credit in the Housing Costs Element. You would still claim DHP from us if there was a shortfall. Search About Universal Credit for more information at GOV.UK.