

Local Housing Allowance Rates

| LHA Rates for 1 April 2024 to 31 March 2025 shown in £'s per WEEK | | | | | |
|---|---------------------------------|--------------------------|---------------------------|---------------------------|---------------------------|
| B.R.M.A. | Shared Accommodation Rate (SAR) | 1 Bedroom Self Contained | 2 Bedrooms Self Contained | 3 Bedrooms Self Contained | 4 Bedrooms Self Contained |
| Outer South West London (152) | 138.08 | 276.16 | 344.05 | 414.25 | 586.85 |
| Outer South London (153) | 131.02 | 218.63 | 276.16 | 345.21 | 448.77 |

| LHA Rates for 1 April 2024 to 31 March 2025 shown in £'s per Calendar MONTH | | | | | |
|---|---------------------------------|--------------------------|---------------------------|---------------------------|---------------------------|
| B.R.M.A. | Shared Accommodation Rate (SAR) | 1 Bedroom Self Contained | 2 Bedrooms Self Contained | 3 Bedrooms Self Contained | 4 Bedrooms Self Contained |
| Outer South West London (152) | 591.52 | 1199.98 | 1495.98 | 1800.01 | 2550 |
| Outer South London (153) | 569.31 | 950 | 1199.98 | 1500.02 | 1950.01 |

Local Housing Allowance (LHA) is used to work out how much Housing Benefit or Universal Credit you can get if you rent your home from a private landlord. The maximum you can get is the LHA rate that applies to your household. Your LHA rate is based on:

- where you live in the UK
- whether you live in shared accommodation
- the number of bedrooms you're entitled to under the rules

You can check the LHA rate on <https://lha-direct.voa.gov.uk/search.aspx>

Bedrooms allowed under LHA rules

The maximum number of bedrooms you can claim for is 4.

You count as needing a bedroom for each:

- adult couple
- member of a couple who can't share a room because of a disability
- child under 16 who can't share a room because of a disability
- single person over 16 - including lodgers, friends or relatives who live with you
- 2 children of the same sex under 16
- 2 children of either sex under 10
- any other child

A child in the armed forces who lived with you before going away on duty still counts as needing a bedroom if they intend to return to live at home.

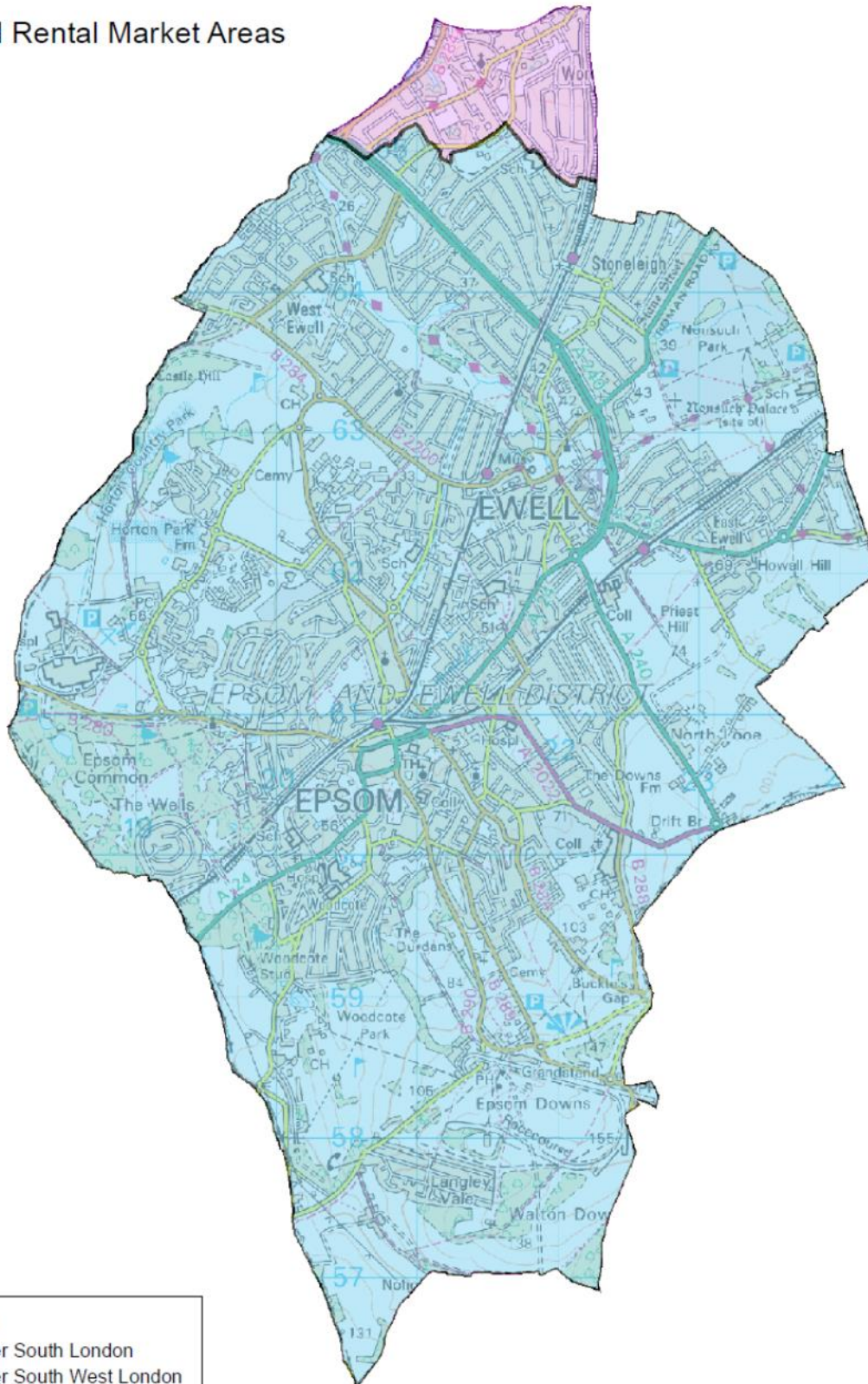
An extra bedroom may be allowed if you need one for a:

- foster child or children
- non-resident carer (or team of carers) who regularly stays overnight to provide care to you or another household member because of a disability

Shared Accommodation Rate (SAR)

If you are single and under 35 with no dependent children you will only be entitled to get the **shared accommodation rate (SAR)** for a room in a shared property. There are some limited exceptions to this.

Broad Rental Market Areas



Date: 31/3/2010

Scale 1:38,000

Reproduced from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Epsom & Ewell Borough Council License No 100023771