

Local Housing Allowance Rates

LHA Rates for 1 April 2020 to 31 March 2021 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)	116.91	241.64	304.93	368.22	494.79
Outer South London (153)	103.56	201.37	253.15	316.44	399.29

LHA Rates for 1 April 2020 to 31 March 2021 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)	508.00	1,049.98	1,324.99	1,600.00	2,149.98
Outer South London (153)	449.99	875.00	1,100.00	1,375.01	1,735.01

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

