

Local Housing Allowance (LHA) Rent Levels

Westmorland and Furness Council

Rates for April 2023 to March 2024

Housing Benefit (HB) for most tenants renting from a private landlord is worked out using the appropriate Local Housing Allowance (LHA) rate at the date the claim is made.

The LHA rate that will be used to work out your HB claim will depend on the number of bedrooms your household needs. You will need one bedroom for:

- every adult couple or single tenant aged 35 or over
- any other adult aged 16 or over (this includes boarders or sub-tenants)
- any two children of the same sex
- any two children, regardless of sex, under the age of 10
- any other child

The LHA rate is the maximum amount of HB you might be entitled to. The actual amount of HB paid might be less than this because of your income and personal circumstances, or if your rent is much less than the LHA rate.

Number of Bedrooms	Category	Weekly Amount	Monthly Amount
Shared room rate	S1	£81.35	£353.49
1 bedroom	B1	£86.54	£376.04
2 bedrooms	C2	£102.41	£445.00
3 bedrooms	D3	£126.58	£550.02
4 bedrooms	E4	£166.85	£725.00

The table shows the LHA rates for Westmorland and Furness Council (under Barrow BRMA) for **April 2023 to March 2024**.

The Local Housing Allowance rates are set annually from April 2013 by using the lowest of the following:

- 📊 The Consumer Price Index (CPI); or
- 📊 The 30th percentile of market rents.

For more information about Local Housing Allowance or Housing Benefit in general, please contact us at:

Housing Benefits Service

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