

# The Moray Council

## Local Housing Allowance (LHA) rates

**April 2014 – March 2015**

Local Housing Allowance is a new way of working out new claims for Housing Benefit for tenants renting accommodation from a private landlord. It also affects tenants already getting Housing Benefit who move into accommodation rented from a private landlord. Local Housing Allowance was introduced on 7th April, 2008. If you live in council accommodation or other social housing, Local Housing Allowance will not affect you.

The table below shows the Local Housing Allowance rates in Moray from April 2014 – March 2015. The rate used is based on the number of people who live with you as part of your household, and their ages. **Please note the rates below are now frozen for a year from April 2014 and will no longer change every month.**

Number of bedrooms	Category	POSTCODES	
		IV30-32, IV36, AB37 & 38, AB55 & 56	AB35 & 54
		Weekly amount	Weekly amount
Shared room rate	A	£58.46	£72.72
1 bedroom	B	£90.90	£122.36
2 bedrooms	C	£109.62	£156.00
3 bedrooms	D	£126.92	£177.83
4 bedrooms	E	£159.23	£226.89

### NB Changes from April 2011

There is no longer a 5 bedroom rate. The maximum level is for a 4 bedroom property. The rates have been reduced so that 3 in 10 properties are at or below the new rate. Previously it was 5 in 10 properties.

Local Housing Allowance is the maximum amount you can receive, and this may reduce depending on your income, savings and circumstances.

To find out how to work out which Local Housing Allowance rate applies to you, see our leaflet, **HB(LHA)2 Working out your Local Housing Allowance**. To get this from us, or if you have any queries about Local Housing Allowance, you can:

- phone our **Customer Contact Team** on 01343 563456
- look on our website: [www.moray.gov.uk](http://www.moray.gov.uk)
- email us: [revenues@moray.gov.uk](mailto:revenues@moray.gov.uk)