

Housing Benefit – PRIVATE TENANTS – COULD I QUALIFY?

Rent figures below are based on weekly rent. The rent you are being charged may not be the figure we base Housing Benefit on. The benefit calculation is influenced by information received from the Rent Officer. If your assessable income is less than the figure shown in the chart for your circumstances, please apply for Housing Benefit.

'BASIC CHART'

Which category do you fall into?	Your weekly RENT charge							
	£65.00	£75.00	£85.00	£95.00	£110.00	£130.00	£150.00	£170.00
Single person under 25	We may restrict the rent for persons under 25 years of age. Please contact the Council for more information							
Single person over 25 but under 60	167.50	182.88	198.27	213.65	236.73	267.50	298.27	329.04
Single parent with one child	247.23	262.61	278.00	293.38	316.46	347.23	378.00	408.77
Single parent with two children	309.56	324.94	340.33	355.71	378.79	409.56	440.33	471.10
Single parent with three children	371.89	387.27	402.66	418.04	441.12	471.89	502.66	533.43
Single parent with four children	434.22	449.60	464.99	480.37	503.45	534.22	564.99	595.76
These calculations are based on single parents being over 18 years of age and child/ren over 1 year of age								
Couple over 18 but under 60	205.95	221.33	236.72	252.10	275.18	305.95	336.72	367.49
Couple with one child	285.68	301.06	316.45	331.83	354.91	385.68	416.45	447.22
Couple with two children	348.01	363.39	378.78	394.16	417.24	448.01	478.78	509.55
Couple with three children	410.34	425.72	441.11	456.49	479.57	510.34	541.11	571.88
Couple with four children	472.67	488.05	503.44	518.82	541.90	572.67	603.44	634.21
These calculations are based on all couples being over 18 years of age and child/ren over 1 year of age								

Please note: the information in this leaflet is for guidance only

- The above figures are based on weekly 'pure' rent amounts. Please note that there can be additions to rent which are not eligible for Housing Benefit – for example: meals, heating, lighting and hot water charges
- When you apply for Housing Benefit you must submit proof of rent, proof of your identity and evidence of income and capital (savings, investments and other assets)
- If you have savings, investments and/or total assets of **£6000.01 to £15999.99**, this will reduce the amount of Housing Benefit you may be entitled to – see 'TARIFF INCOME' details overleaf
- If you have people living with you who are 18 years and over, your Housing Benefit may be reduced. Deductions from Benefit depend on their circumstances. Further information can be obtained from your local Housing Benefit/Council Tax Benefit Office.

You are encouraged to apply for Housing Benefit if you think you may qualify. You have nothing to lose by applying – only the time it takes to complete a form

Finance Service Business and Technical Support



Housing Benefit for Private Tenants who are Non Pensioners

Sochair Taigheadais do Luchd-Màil
Prìobhaideach nach eil air a' Pheinnsean

**you're better off
finding out**

Tha thu nas fheàrr dheth faighinn a-mach

Contact your local Housing Benefit/Council Tax
Benefit office or local Service Point to find out if
you're missing out...

Valid from (01/04/11 to 31/03/12)

Are you losing out?

Most people who rent their homes from a Housing Association or private landlord can apply for Housing Benefit. The Highland Council uses a dual purpose Benefit application form. That means that Council Tax Benefit will be calculated along with Housing Benefit

Your Benefit is worked out by comparing your assessable income with allowances set by Central Government. Those allowances are dependent on the personal circumstances of your household membership. (see 'Quick Assessment' opposite.)

If you are not already receiving Housing Benefit, then:

- look at your lease agreement and check your weekly rent
- work out your assessable income using the 'Quick Assessment' table opposite. If it is less than the figure shown in the 'Basic Chart', which best represents your circumstances (overleaf), then please apply for Housing Benefit.

Please note:

- **Capital > £16,000**

If you have savings, assets or investments of more than £16,000, you are not eligible for Housing Benefit

- **Tariff Income**

If you have Capital **over £6,000** we will add £1 per week to your assessable income for each £250 over £6,000

Quick Assessment

This can help you work out whether you may get Housing Benefit

Add together the following:

INCOME:

Your weekly State Benefit	£	.....
Partner's weekly State Benefit/Pension	£	.....
Your weekly net pay	£	.....
Partner's weekly net pay	£	.....
Any other income received by you or your partner (weekly amount)	£	.....
Total income	£	.....

DEDUCTIONS:

Now deduct your registered childminder

costs (up to £175 a week for one child <15 or £300 a week for two children <15) £

If you are working, deduct the following

Single	£5	
Couple	£10	
Single parent	£25	£

Also deduct the following

(if you receive, and have included them as income above):

Attendance Allowance	£	.....
Child Benefit	£	.....
Disability Living Allowance	£	.....
War Disablement Pension	£	.....
Maintenance Payments received	£	.....
Total deductions	£	.....

YOUR WEEKLY ASSESSABLE INCOME £

(Your total income less deductions)

Now check your assessable income with chart overleaf

Contact Points

Please note that this leaflet is a guide only and may not include all the relevant information you need. If you wish to obtain further information, advice or guidance, please contact the Housing Benefit/Council Tax Benefit Offices by telephoning **Freephone 0800 393811** or your nearest Service Point:

Service Point staff are available to assist at:

Acharacle	Fortrose	Lairg
Alness	Fort William	Lochcarron
Ardersier	Gairloch	Lochinver
Aviemore	Golspie	Mallaig
Bettyhill	Grantown on Spey	Muir of Ord
Bonar Bridge	Helmsdale	Nairn
Broadford	Hilton	Portree
Brora	Invergordon	Tain
Dingwall	Inverness	Thurso
Dornoch	Kingussie	Ullapool
Durness	Kinlochleven	Wick
Fort Augustus	Kyle	

How do you apply? – Application forms can be obtained by either:-

- Contacting the Housing Benefit/Council Tax Benefit Office by telephoning **Freephone 0800 393811**
- Visiting your nearest Service Point, a list of Service Points is detailed above
- Downloading the form from The Highland Council website
- To request this information in an alternative format e.g. large print, Braille, computer disc, audio tape or suitable language, please contact:

Customer Services
Business and Technical Support
01463 702036