Local Housing Allowance rates – Gwynedd

The Local Housing Allowance, or **LHA** that you will be paid depends on which LHA area you live in within Gwynedd, and the number of bedrooms that you, and everyone else who lives with you, need according to the rules.

These LHA areas are called Broad Rental Market Areas, [**BRMA],** and there are two BRMAs within Gwynedd from the 1st February 2010 onwards. These areas have been reviewed by The Rent Officer Service from the 1st February 2010, there were previously five BRMAs affecting Gwynedd.

The BRMAs in Wales have been established by The Rent Officer Service, which is part of the Welsh Assembly Government, and is totally independent of Gwynedd Council.

The LHA rates are provided annually by The Rent Officer Service from 1 April 2012 and will be published on our website each time the rates are changed. *The figures shown below for 1 April 2020 will remain in force until April 2021.*

To establish which bedroom rate applies to you, count each occupier once only and in the first group in which they appear below. One bedroom is allowed for:

- every adult couple
- any other adult aged 16 or over
- any two children of the same sex under the age of 16
- any two children regardless of sex under age 10
- any other child
- a bedroom used by a carer (or team of carers) who doesn't actually live in your home

These weekly rates apply from **1 April 2020**

Broad Rental Market Area (BRMAs)	The size of the accommodation required				
	1 Bedroom with shared facilities	1 Bedroom self contained	2 Bedrooms	3 Bedrooms	4 Bedrooms
North West Wales	75.00	80.55	103.56	120.82	149.59
South Gwynedd	58.95	74.79	87.45	103.56	121.20

To find out which BRMA you reside in, see the map(s) on our website at www.gwynedd.gov.uk/ or make inquiries at any of our benefit offices.

Contact us if you think that your post code on any benefit letter or council tax bill from us is wrong as this could affect your Housing Benefit. There is no right of appeal against the BRMA or LHA rates used to calculate Housing Benefit, apart from those arising from errors.