**Rent**

**Bedroom Tax**

**Housing Benefit is paid on your assessed housing need not just how much your rent is.**

You will have to contribute towards your rent if you are:

* Working age and
* Claiming housing benefit or universal credit and
* Assessed as under-occupying your home

**What is under occupying**?

Under-occupying means that you have been assessed as having more bedrooms than the Government thinks you need.

**Who is entitled under the new rules to a bedroom?**

* **A couple**
* **A person aged 16 or older**
* **Two children of the same sex until their 16th birthday**
* **Two children until their 10th birthday (any gender)**
* **Any other child**
* **Where the claimant or their partner requires overnight care**

**Under occupying by one bedroom?** Your housing benefit will be reduced by 14%. We estimate to be about £12.50 a week for a three bedroom home.

**Under occupying by 2 bedrooms or more?** Your housing benefit will be reduced by 25%. We estimate this to be about £22.50 a week for a three bedroom home.

You will be responsible for paying any shortfall in the rent on time and keeping a clear rent account.

**Exemptions**

The following are exempt from these under occupying rules:

* Tenants (or their spouse) over the qualifying age for claiming pension credit (this will vary depending on when the tenant (or spouse) was born).
* Tenants who need the bedroom for a disabled child who is unable to share a bedroom.
* Tenants who need the bedroom for a non- dependant who is serving in the armed forces and plans to return to the property.
* Tenants who are approved foster carers and need the bedroom for a foster child.
* Disabled tenants, a child, or non-dependant adult, who need a bedroom for their carer(s) to provide overnight care.
* A disabled couple, who cannot reasonably share a bedroom as a result of a member of the couple’s disability, and that member is in receipt of a specified disability benefit.
* Tenants living in a houseboat, caravan/mobile home, if it is temporary accommodation provided by the council under the homelessness legislation, or supported accommodation.