

West Berkshire Council Local Housing Allowance Rates

The Local Housing Allowance (LHA) rates shown in the table below will be used in the calculation of housing benefit for:

- New Housing Benefit claims made during the period 01 April 2024 to 31 March 2025 (inclusive)
- Housing Benefit claims subject to Local Housing Allowance during the period 01 April 2024 to 31 March 2025 (inclusive)

Before using this leaflet you need to work out how many rooms in respect of which you are entitled to claim benefit. This can be checked on the Valuation Office website:

<https://lha-direct.voa.gov.uk/bedroomcalculator.aspx>

You will also need to check which Broad Rental Market Area (BRMA) your property falls into (Newbury or Reading BRMA cover the West Berkshire Council area). This can also be checked on the Valuation Office website

<https://lha-direct.voa.gov.uk>.

The following rates apply from 01 April 2024.

Once you have claimed, your benefit will be based on the same rate for the duration of the financial year or until your address or household circumstances change.

BRMA/WEEKLY	NEWBURY	READING
LHA RATE 01APR24 – 31MAR25		
Room (not self-contained)	£103.87	£90.10
1 Bedroom	£172.60	£195.62
2 Bedrooms	£205.97	£252.00
3 Bedrooms	£276.16	£299.18
4 Bedrooms	£369.37	£380.65

BRMA/MONTHLY	NEWBURY	READING
LHA RATE 01APR24 – 31MAR25		
Room (not self-contained)	£450.10	£390.43
1 Bedroom	£747.93	£847.69
2 Bedrooms	£892.54	£1092.00
3 Bedrooms	£1196.69	£1296.45
4 Bedrooms	£1600.60	£1649.48