

Housing Costs – Under 35 Rules

First published: 20 January 2106 (version 1)

Last updated: 03 April 2017 (version 5)

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Introduction

In the Private Rented Sector, a claimant under the age of 35 and who is single and childless is paid a shared accommodation rate (SAR) within the Housing Costs which is a lower rate of LHA. If they fall into an exemption group, a one bedroom rate will apply.

If under 35 and exempted the one bedroom rate will apply in these cases even if the claimant lives in self-contained accommodation.

Claimants aged between 18 and under 22 years, in all work related requirements conditionality are not normally eligible for housing costs. Exemptions apply see 18 to 21 year olds and housing costs .

Exemptions

The SAR will not apply if the claimant:

- is responsible for a child or qualifying young person
- has non-dependants living in their household
- was previously homeless and they are:
 - at least 25 years old
 - on or have been on a planned resettlement programme typically provided by their former hostel accommodation

- have spent 3 months or more living in a hostel for homeless people (this can be living in more than one hostel during this time and the three months doesn't have to be continuous)
- is receiving a benefit because of a disability - they must be receiving one of the following:
 - Disability Living Allowance (care component at the middle or higher rate)
 - Personal Independence Payment (daily living component at the standard rate or enhanced rate)
 - Constant Attendance Allowance (paid as part of Industrial Injuries Disablement Benefit or War Disablement Benefit)
 - Armed Forces Independence Payments
- was previously in care - they must have been in care on their 16th birthday and now be 18 or over, and under 22 years of age
- Subject to a MAPPA

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