

Housing Costs – Removal of Spare Room Subsidy

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Spare Room Subsidy in Social Rented Sector

Universal Credit claimants in Social Rented Sector housing will have their full rent and any eligible service charges included in the housing costs calculation, unless the following apply:

- standard percentage-rate deductions where the accommodation is under-occupied (this policy is called Removal of Spare Room Subsidy)
- a reduction for a housing cost contribution is applied where a non-dependant is aged over 21 (unless exceptions apply - see exceptions below)

If a Spare Room Subsidy applies, the Housing Costs are reduced by:

- 14% if there is one more bedroom in the property than required according to the room allowance policy [below](#)
- 25% if there are two or more bedrooms in the property than required according to the room allocation policy [below](#)

This reduction does not apply if the claimant is a joint tenant, except where they form a couple in a benefit unit.

Removal of Spare Room Subsidy does not apply to home owners or shared ownership properties, inclusive of rental cost within shared ownership

Room Allocation

One bedroom is allowed for:

- the renter or joint renters
- a qualifying young person for whom the renter or either joint renter is responsible
- a non-dependant who is not a child
- two children who are under 10 years old
- two children of the same sex
- any other child

If a member of the extended benefit appears twice in the above list they are allocated to the description that results in the fewest number of bedrooms

One spare bedroom is allowed for:

- an approved foster carer child who is between placements, but only for up to 52 weeks from the end of the last placement
- a newly approved foster carer for up to 52 weeks from the date of approval if no child is placed with them during that time

Disabled child

Consideration is given to a disabled child in receipt of the care component of Disability Living Allowance at the middle or highest rate in the extended benefit unit who is normally expected to share a bedroom.

If, because of the nature of the disability, it would be unreasonable for the disabled child to share the bedroom with another child, an additional room can be awarded, but this is not an automatic right. The claimant must show why it is unreasonable for a disabled child to share. Any doubt is referred to a decision maker.

If a disabled child requires overnight care from a non-resident carer, an additional bedroom is allowed. The disabled child must be in receipt of DLA care component as middle or higher rate, on behalf of the child.

Adult requiring overnight care

If: an adult in the benefit unit requires overnight care from someone not normally living in the household and receives one of the following benefits:

- Attendance Allowance
- Disability Living Allowance care component at middle or higher rate
- PIP Daily Living component at either rate
- Armed Forces Independent payment
- Constant attendance allowance as part of industrial injuries disablement pension

An extra bedroom is added for that adult

Disabled adult non-dependants in the household requiring overnight care from a non-resident carer are allowed an extra bedroom if in receipt of one of the following:

- Disability Living Allowance care component at higher or middle rate
- Personal Independence Payment enhanced daily living rate
- Attendance Allowance
- Armed Forces Independent payment

One or both adults in a couple is severely disabled

If, due to a disability they cannot share a bedroom, an extra bedroom is allowed if they receive one of the following:

- Disability Living Allowance care component middle or higher rate
- Personal Independence Payment standard or enhanced daily living component
- Attendance Allowance at the higher rate
- Armed Forces independence payment

Exceptions – not counted as spare

A room is not counted as 'spare' if one of the following is away and intends to return home:

- student who live away but are intending to return home
- member of armed forces away on deployment
- member of reserved forces away on deployment
- people who are recently bereaved

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