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STATUTORY INSTRUMENTS

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**2017 No. 1323**

**HOUSING**

**The Rent Officers (Housing Benefit and Universal Credit Functions) (Amendment) Order 2017**

<i>Made</i>	- - - -	<i>at 11.08 a.m. on 21st December 2017</i>
<i>Laid before Parliament</i>		<i>at 2.00 p.m. on 21st December 2017</i>
<i>Coming into force</i>	- -	<i>26th January 2018</i>

The Secretary of State makes the following Order in exercise of the powers conferred by sections 122(1) and (6) of the Housing Act 1996<sup>(1)</sup>.

**Citation and commencement**

1. This Order may be cited as the Rent Officers (Housing Benefit and Universal Credit Functions) (Amendment) Order 2017 and comes into force on 26th January 2018.

**Amendment of the Rent Officers (Housing Benefit Functions) Order 1997**

2.—(1) The Rent Officers (Housing Benefit Functions) Order 1997<sup>(2)</sup> is amended as follows.

(2) In article 4B(3A) (date on which a broad rental market area determination takes effect)<sup>(3)</sup>, for sub-paragraph (b) substitute—

“(b) for all other purposes—

(i) on the next 1st April following the day on which the determination is made; or

(ii) where the next 1st April is within 11 months beginning with the day on which the determination is made, on the next 1st April after that.”.

(3) In paragraph 2 of Schedule 3B (broad rental market determinations and local housing allowance determinations)<sup>(4)</sup>—

(a) in sub-paragraph (3)(a), for “determined for that category of dwelling on 30th January 2015” substitute “last determined for that category of dwelling”;

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(1) 1996 c.52. Section 122(1) was amended by paragraph 36 of Schedule 2 to the Welfare Reform Act 2012 (c.5).

(2) S.I. 1997/1984.

(3) Article 4B was inserted by S.I. 2003/2398 and paragraph (3A) was inserted by S.I. 2007/2871 and substituted by S.I. 2012/646.

(4) Schedule 3B was inserted by S.I. 2007/2871 and amended by S.I. 2013/2978, 2014/3126, 2015/1573 and 2016/1179. There are other amending instruments but none is relevant.

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(b) in sub-paragraph (3A)–

(i) in paragraph (a), for “determined for that category of dwelling on 30th January 2015” substitute “last determined for that category of dwelling”;

(ii) for the table in paragraph (b), substitute—

<i>1. Category of dwelling as defined in the following paragraphs of this Schedule</i>	<i>2. Maximum local housing allowance for that category of dwelling</i>
paragraph 1(1)(a) (one bedroom, shared accommodation)	£268.46
paragraph 1(1)(b) (one bedroom, exclusive use)	£268.46
paragraph 1(1)(c) (two bedrooms)	£311.40
paragraph 1(1)(d) (three bedrooms)	£365.09
paragraph 1(1)(e) (four bedrooms)	£429.53”

(4) For the table in paragraph 5A of Schedule 3B, substitute—

<i>1. Broad rental market area</i>	<i>2. Category of dwelling as defined in the following paragraphs of this Schedule</i>
Ashford	paragraph 1(1)(b) (one bedroom, exclusive use)
Ashford	paragraph 1(1)(d) (three bedrooms)
Aylesbury	paragraph 1(1)(b) (one bedroom, exclusive use)
Aylesbury	paragraph 1(1)(c) (two bedrooms)
Aylesbury	paragraph 1(1)(d) (three bedrooms)
Barrow-in-Furness	paragraph 1(1)(a) (one bedroom, shared accommodation)
Basingstoke	paragraph 1(1)(b) (one bedroom, exclusive use)
Bath	paragraph 1(1)(a) (one bedroom, shared accommodation)
Bath	paragraph 1(1)(b) (one bedroom, exclusive use)
Bath	paragraph 1(1)(d) (three bedrooms)
Bath	paragraph 1(1)(e) (four bedrooms)
Bedford	paragraph 1(1)(a) (one bedroom, shared accommodation)
Bedford	paragraph 1(1)(b) (one bedroom, exclusive use)
Bedford	paragraph 1(1)(c) (two bedrooms)
Bedford	paragraph 1(1)(d) (three bedrooms)
Bedford	paragraph 1(1)(e) (four bedrooms)
Birmingham	paragraph 1(1)(c) (two bedrooms)
Bolton and Bury	paragraph 1(1)(a) (one bedroom, shared accommodation)

<i>1. Broad rental market area</i>	<i>2. Category of dwelling as defined in the following paragraphs of this Schedule</i>
Bolton and Bury	paragraph 1(1)(e) (four bedrooms)
Bridgend	paragraph 1(1)(a) (one bedroom, shared accommodation)
Brighton and Hove	paragraph 1(1)(c) (two bedrooms)
Bristol	paragraph 1(1)(a) (one bedroom, shared accommodation)
Bristol	paragraph 1(1)(b) (one bedroom, exclusive use)
Bristol	paragraph 1(1)(c) (two bedrooms)
Bristol	paragraph 1(1)(d) (three bedrooms)
Bristol	paragraph 1(1)(e) (four bedrooms)
Bury St Edmunds	paragraph 1(1)(a) (one bedroom, shared accommodation)
Bury St Edmunds	paragraph 1(1)(b) (one bedroom, exclusive use)
Bury St Edmunds	paragraph 1(1)(c) (two bedrooms)
Bury St Edmunds	paragraph 1(1)(d) (three bedrooms)
Bury St Edmunds	paragraph 1(1)(e) (four bedrooms)
Caerphilly	paragraph 1(1)(a) (one bedroom, shared accommodation)
Cambridge	paragraph 1(1)(b) (one bedroom, exclusive use)
Cambridge	paragraph 1(1)(c) (two bedrooms)
Cambridge	paragraph 1(1)(d) (three bedrooms)
Cambridge	paragraph 1(1)(e) (four bedrooms)
Central London	paragraph 1(1)(a) (one bedroom, shared accommodation)
Central London	paragraph 1(1)(b) (one bedroom, exclusive use)
Central London	paragraph 1(1)(c) (two bedrooms)
Central London	paragraph 1(1)(d) (three bedrooms)
Central London	paragraph 1(1)(e) (four bedrooms)
Chelmsford	paragraph 1(1)(a) (one bedroom, shared accommodation)
Chelmsford	paragraph 1(1)(c) (two bedrooms)
Chelmsford	paragraph 1(1)(d) (three bedrooms)
Chelmsford	paragraph 1(1)(e) (four bedrooms)
Cheltenham	paragraph 1(1)(a) (one bedroom, shared accommodation)
Cherwell Valley	paragraph 1(1)(b) (one bedroom, exclusive use)

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<i>1. Broad rental market area</i>	<i>2. Category of dwelling as defined in the following paragraphs of this Schedule</i>
Cherwell Valley	paragraph 1(1)(c) (two bedrooms)
Chesterfield	paragraph 1(1)(a) (one bedroom, shared accommodation)
Chilterns	paragraph 1(1)(b) (one bedroom, exclusive use)
Chilterns	paragraph 1(1)(c) (two bedrooms)
Coventry	paragraph 1(1)(a) (one bedroom, shared accommodation)
Crawley & Reigate	paragraph 1(1)(a) (one bedroom, shared accommodation)
Crawley & Reigate	paragraph 1(1)(b) (one bedroom, exclusive use)
Crawley & Reigate	paragraph 1(1)(c) (two bedrooms)
Darlington	paragraph 1(1)(a) (one bedroom, shared accommodation)
East Thames Valley	paragraph 1(1)(b) (one bedroom, exclusive use)
East Thames Valley	paragraph 1(1)(c) (two bedrooms)
Eastbourne	paragraph 1(1)(b) (one bedroom, exclusive use)
Guildford	paragraph 1(1)(a) (one bedroom, shared accommodation)
Guildford	paragraph 1(1)(d) (three bedrooms)
Guildford	paragraph 1(1)(e) (four bedrooms)
Harlow & Stortford	paragraph 1(1)(a) (one bedroom, shared accommodation)
Harlow & Stortford	paragraph 1(1)(b) (one bedroom, exclusive use)
Harlow & Stortford	paragraph 1(1)(c) (two bedrooms)
Harlow & Stortford	paragraph 1(1)(d) (three bedrooms)
Harlow & Stortford	paragraph 1(1)(e) (four bedrooms)
Herefordshire	paragraph 1(1)(a) (one bedroom, shared accommodation)
Herefordshire	paragraph 1(1)(e) (four bedrooms)
Huntingdon	paragraph 1(1)(b) (one bedroom, exclusive use)
Huntingdon	paragraph 1(1)(c) (two bedrooms)
Huntingdon	paragraph 1(1)(d) (three bedrooms)
Inner East London	paragraph 1(1)(a) (one bedroom, shared accommodation)
Inner East London	paragraph 1(1)(b) (one bedroom, exclusive use)
Inner East London	paragraph 1(1)(c) (two bedrooms)

<i>1. Broad rental market area</i>	<i>2. Category of dwelling as defined in the following paragraphs of this Schedule</i>
Inner East London	paragraph 1(1)(d) (three bedrooms)
Inner East London	paragraph 1(1)(e) (four bedrooms)
Inner North London	paragraph 1(1)(a) (one bedroom, shared accommodation)
Inner North London	paragraph 1(1)(b) (one bedroom, exclusive use)
Inner North London	paragraph 1(1)(c) (two bedrooms)
Inner North London	paragraph 1(1)(d) (three bedrooms)
Inner North London	paragraph 1(1)(e) (four bedrooms)
Inner South East London	paragraph 1(1)(a) (one bedroom, shared accommodation)
Inner South East London	paragraph 1(1)(b) (one bedroom, exclusive use)
Inner South East London	paragraph 1(1)(c) (two bedrooms)
Inner South West London	paragraph 1(1)(a) (one bedroom, shared accommodation)
Inner South West London	paragraph 1(1)(c) (two bedrooms)
Inner South West London	paragraph 1(1)(d) (three bedrooms)
Inner South West London	paragraph 1(1)(e) (four bedrooms)
Inner West London	paragraph 1(1)(b) (one bedroom, exclusive use)
Inner West London	paragraph 1(1)(d) (three bedrooms)
Inner West London	paragraph 1(1)(e) (four bedrooms)
Ipswich	paragraph 1(1)(a) (one bedroom, shared accommodation)
Ipswich	paragraph 1(1)(c) (two bedrooms)
Ipswich	paragraph 1(1)(d) (three bedrooms)
Leicester	paragraph 1(1)(a) (one bedroom, shared accommodation)
Luton	paragraph 1(1)(a) (one bedroom, shared accommodation)
Luton	paragraph 1(1)(b) (one bedroom, exclusive use)
Luton	paragraph 1(1)(c) (two bedrooms)
Luton	paragraph 1(1)(d) (three bedrooms)
Luton	paragraph 1(1)(e) (four bedrooms)
Maidstone	paragraph 1(1)(a) (one bedroom, shared accommodation)
Maidstone	paragraph 1(1)(b) (one bedroom, exclusive use)

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<i>1. Broad rental market area</i>	<i>2. Category of dwelling as defined in the following paragraphs of this Schedule</i>
Medway & Swale	paragraph 1(1)(a) (one bedroom, shared accommodation)
Medway & Swale	paragraph 1(1)(d) (three bedrooms)
Medway & Swale	paragraph 1(1)(e) (four bedrooms)
Mid & East Devon	paragraph 1(1)(a) (one bedroom, shared accommodation)
Milton Keynes	paragraph 1(1)(b) (one bedroom, exclusive use)
Milton Keynes	paragraph 1(1)(c) (two bedrooms)
Milton Keynes	paragraph 1(1)(d) (three bedrooms)
Milton Keynes	paragraph 1(1)(e) (four bedrooms)
Neath Port Talbot	paragraph 1(1)(a) (one bedroom, shared accommodation)
Newbury	paragraph 1(1)(b) (one bedroom, exclusive use)
Newbury	paragraph 1(1)(c) (two bedrooms)
Newbury	paragraph 1(1)(d) (three bedrooms)
Newbury	paragraph 1(1)(e) (four bedrooms)
North Cheshire	paragraph 1(1)(a) (one bedroom, shared accommodation)
North Clwyd	paragraph 1(1)(a) (one bedroom, shared accommodation)
North Cornwall & Devon Borders	paragraph 1(1)(a) (one bedroom, shared accommodation)
North West Kent	paragraph 1(1)(a) (one bedroom, shared accommodation)
North West Kent	paragraph 1(1)(c) (two bedrooms)
North West Kent	paragraph 1(1)(e) (four bedrooms)
North West London	paragraph 1(1)(a) (one bedroom, shared accommodation)
North West London	paragraph 1(1)(b) (one bedroom, exclusive use)
North West London	paragraph 1(1)(c) (two bedrooms)
North West London	paragraph 1(1)(d) (three bedrooms)
North West London	paragraph 1(1)(e) (four bedrooms)
North West Wales	paragraph 1(1)(a) (one bedroom, shared accommodation)
Northampton	paragraph 1(1)(b) (one bedroom, exclusive use)
Northampton	paragraph 1(1)(c) (two bedrooms)

<i>1. Broad rental market area</i>	<i>2. Category of dwelling as defined in the following paragraphs of this Schedule</i>
Northants Central	paragraph 1(1)(a) (one bedroom, shared accommodation)
Northants Central	paragraph 1(1)(b) (one bedroom, exclusive use)
Northants Central	paragraph 1(1)(c) (two bedrooms)
Northants Central	paragraph 1(1)(d) (three bedrooms)
Northumberland	paragraph 1(1)(a) (one bedroom, shared accommodation)
Outer East London	paragraph 1(1)(a) (one bedroom, shared accommodation)
Outer East London	paragraph 1(1)(b) (one bedroom, exclusive use)
Outer East London	paragraph 1(1)(c) (two bedrooms)
Outer East London	paragraph 1(1)(d) (three bedrooms)
Outer East London	paragraph 1(1)(e) (four bedrooms)
Outer North East London	paragraph 1(1)(a) (one bedroom, shared accommodation)
Outer North East London	paragraph 1(1)(b) (one bedroom, exclusive use)
Outer North East London	paragraph 1(1)(c) (two bedrooms)
Outer North East London	paragraph 1(1)(d) (three bedrooms)
Outer North East London	paragraph 1(1)(e) (four bedrooms)
Outer North London	paragraph 1(1)(b) (one bedroom, exclusive use)
Outer South East London	paragraph 1(1)(b) (one bedroom, exclusive use)
Outer South East London	paragraph 1(1)(c) (two bedrooms)
Outer South East London	paragraph 1(1)(d) (three bedrooms)
Outer South London	paragraph 1(1)(a) (one bedroom, shared accommodation)
Outer South London	paragraph 1(1)(b) (one bedroom, exclusive use)
Outer South London	paragraph 1(1)(c) (two bedrooms)
Outer South London	paragraph 1(1)(e) (four bedrooms)
Outer South West London	paragraph 1(1)(a) (one bedroom, shared accommodation)
Outer South West London	paragraph 1(1)(b) (one bedroom, exclusive use)
Outer South West London	paragraph 1(1)(e) (four bedrooms)
Outer West London	paragraph 1(1)(a) (one bedroom, shared accommodation)
Outer West London	paragraph 1(1)(b) (one bedroom, exclusive use)
Outer West London	paragraph 1(1)(c) (two bedrooms)

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<i>1. Broad rental market area</i>	<i>2. Category of dwelling as defined in the following paragraphs of this Schedule</i>
Outer West London	paragraph 1(1)(d) (three bedrooms)
Outer West London	paragraph 1(1)(e) (four bedrooms)
Oxford	paragraph 1(1)(a) (one bedroom, shared accommodation)
Reading	paragraph 1(1)(a) (one bedroom, shared accommodation)
Reading	paragraph 1(1)(c) (two bedrooms)
Rugby & East	paragraph 1(1)(a) (one bedroom, shared accommodation)
Rugby & East	paragraph 1(1)(b) (one bedroom, exclusive use)
Rugby & East	paragraph 1(1)(c) (two bedrooms)
Rugby & East	paragraph 1(1)(d) (three bedrooms)
Rugby & East	paragraph 1(1)(e) (four bedrooms)
Salisbury	paragraph 1(1)(a) (one bedroom, shared accommodation)
Solihull	paragraph 1(1)(a) (one bedroom, shared accommodation)
South East Herts	paragraph 1(1)(b) (one bedroom, exclusive use)
South East Herts	paragraph 1(1)(c) (two bedrooms)
South East Herts	paragraph 1(1)(d) (three bedrooms)
South West Essex	paragraph 1(1)(b) (one bedroom, exclusive use)
South West Essex	paragraph 1(1)(c) (two bedrooms)
South West Essex	paragraph 1(1)(d) (three bedrooms)
South West Herts	paragraph 1(1)(a) (one bedroom, shared accommodation)
South West Herts	paragraph 1(1)(b) (one bedroom, exclusive use)
South West Herts	paragraph 1(1)(c) (two bedrooms)
South West Herts	paragraph 1(1)(d) (three bedrooms)
Southend	paragraph 1(1)(b) (one bedroom, exclusive use)
Southend	paragraph 1(1)(c) (two bedrooms)
Southern Greater Manchester	paragraph 1(1)(a) (one bedroom, shared accommodation)
St Helens	paragraph 1(1)(e) (four bedrooms)
Staffordshire North	paragraph 1(1)(a) (one bedroom, shared accommodation)
Stevenage & North Herts	paragraph 1(1)(b) (one bedroom, exclusive use)



<i>“1. Broad rental market area</i>	<i>2. Category of dwelling as defined in the following paragraphs of this Schedule</i>
Stevenage & North Herts	paragraph 1(1)(c) (two bedrooms)
Stevenage & North Herts	paragraph 1(1)(d) (three bedrooms)
Stevenage & North Herts	paragraph 1(1)(e) (four bedrooms)
Sunderland	paragraph 1(1)(a) (one bedroom, shared accommodation)
Swansea	paragraph 1(1)(a) (one bedroom, shared accommodation)
Swindon	paragraph 1(1)(a) (one bedroom, shared accommodation)
Swindon	paragraph 1(1)(b) (one bedroom, exclusive use)
Swindon	paragraph 1(1)(c) (two bedrooms)
Swindon	paragraph 1(1)(d) (three bedrooms)
Swindon	paragraph 1(1)(e) (four bedrooms)
Thanet	paragraph 1(1)(a) (one bedroom, shared accommodation)
Thanet	paragraph 1(1)(b) (one bedroom, exclusive use)
Thanet	paragraph 1(1)(c) (two bedrooms)
Thanet	paragraph 1(1)(e) (four bedrooms)
Vale of Glamorgan	paragraph 1(1)(a) (one bedroom, shared accommodation)
Walton	paragraph 1(1)(a) (one bedroom, shared accommodation)
Walton	paragraph 1(1)(b) (one bedroom, exclusive use)
Warwickshire South	paragraph 1(1)(a) (one bedroom, shared accommodation)
Warwickshire South	paragraph 1(1)(b) (one bedroom, exclusive use)
Warwickshire South	paragraph 1(1)(c) (two bedrooms)
West Cumbria	paragraph 1(1)(a) (one bedroom, shared accommodation)
Winchester	paragraph 1(1)(a) (one bedroom, shared accommodation)
Worcester South	paragraph 1(1)(e) (four bedrooms)”

### **Amendment of the Rent Officers (Housing Benefit Functions) (Scotland) Order 1997**

**3.—(1)** The Rent Officers (Housing Benefit Functions) (Scotland) Order 1997(5) is amended as follows.

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(5) [S.I. 1997/1995](#).

(2) In article 4B(3A) (date on which a broad rental market area determination takes effect)(6), for sub-paragraph (b) substitute—

“(b) for all other purposes—

- (i) on the next 1st April following the day on which the determination is made; or
- (ii) where the next 1st April is within 11 months beginning with the day on which the determination is made, on the next 1st April after that.”

(3) In paragraph 2 of Schedule 3B (local housing allowance determinations)(7)—

(a) in sub-paragraph (2A), after “Lothian” insert “and East Dunbartonshire”;

(b) in sub-paragraph (2B)—

- (i) in paragraph (a), for “category” substitute “categories” and after “(one bedroom, exclusive use)” insert “or paragraph 1(1)(c) of this Schedule (two bedrooms)”;

(c) after sub-paragraph (2B) insert—

“(2C) For the East Dunbartonshire broad rental market area, the local housing allowance—

- (a) for the category of dwelling defined in paragraph 1(1)(a) of this Schedule (one bedroom, shared accommodation), is the lower of the amounts set out in sub-paragraph (3A)(a) and (b);
- (b) for all other categories of dwelling, is the lower of the amounts set out in sub-paragraph (3)(a) and (b).”;

(d) in sub-paragraph (3)—

- (i) in the words before paragraph (a), for “and (2B)(b)” substitute “, (2B)(b) and (2C)(b)”;
- (ii) in paragraph (a), for “determined for that category of dwelling on 30th January 2015” substitute “last determined for that category of dwelling”;

(e) in sub-paragraph (3A)—

- (i) after “(2B)(a)” insert “and (2C)(a)”;
- (ii) in paragraph (a), for “determined for that category of dwelling on 30th January 2015” substitute “last determined for that category of dwelling”; and
- (iii) for paragraph (b) substitute—

“(b) the maximum local housing allowance listed in column 2 of the following table for the category of dwelling—

<i>1. category of dwelling as defined in the following paragraphs of this Schedule</i>	<i>2. Maximum local housing allowance for that category of dwelling</i>
paragraph 1(1)(a) (one bedroom, shared accommodation)	£268.46
paragraph 1(1)(b) (one bedroom, exclusive use)	£268.46
paragraph 1(1)(c) (two bedrooms)	£311.40”

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(6) Article 4B was inserted by [S.I. 2003/2398](#), paragraph (3A) was inserted by [S.I. 2007/2871](#) and was substituted by [S.I. 2012/646](#).

(7) Schedule 3B was inserted by [S.I. 2007/2871](#) and amended by [S.I. 2013/2978](#), [2014/3126](#), [2015/1573](#) and [2016/1179](#). There are other amending instruments but none is relevant.

### Amendment of the Rent Officers (Universal Credit Functions) Order 2013

- 4.—(1) The Rent Officers (Universal Credit Functions) Order 2013<sup>(8)</sup> is amended as follows.
- (2) In article 3 (broad rental market area determinations)<sup>(9)</sup>—
- (a) for paragraph (6)(b) (date on which a broad rental market area determination takes effect) substitute—
- “(b) for all other purposes—
- (i) on the next relevant Monday following the day on which the determination is made; or
- (ii) where the next relevant Monday is within 11 months beginning with the day on which the determination is made, on the next relevant Monday after that.”;
- (b) after paragraph (7) insert—
- “(8) “Relevant Monday” has the same meaning as in article 4(4).”.
- (3) In paragraph 2 of Schedule 1 (local housing allowance determinations)<sup>(10)</sup>—
- (a) in sub-paragraph (3)(a), for “determined for that category of accommodation on 30th January 2015” substitute “last determined for that category of accommodation”;
- (b) in sub-paragraph (3A)—
- (i) in paragraph (a), for “determined for that category of accommodation on 30th January 2015” substitute “last determined for that category of accommodation”; and
- (ii) for the table in paragraph (b), substitute—

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<i>1. Category of accommodation as defined in the following paragraphs of this Schedule</i>	<i>2. Maximum local housing allowance for that category of accommodation</i>
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paragraph 1(1)(a) (one bedroom, shared accommodation)	£1,163.30
paragraph 1(1)(b) (one bedroom, exclusive use)	£1,163.30
paragraph 1(1)(c) (two bedrooms)	£1,349.43
paragraph 1(1)(d) (three bedrooms)	£1,582.09
paragraph 1(1)(e) (four bedrooms)	£1,861.28”

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- (4) For the table in paragraph 5A of Schedule 1, substitute—

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<i>1. Broad rental market area</i>	<i>2. Category of accommodation as defined in the following paragraphs of this Schedule</i>
Ashford	paragraph 1(1)(b) (one bedroom, exclusive use)
Ashford	paragraph 1(1)(d) (three bedrooms)
Aylesbury	paragraph 1(1)(b) (one bedroom, exclusive use)
Aylesbury	paragraph 1(1)(c) (two bedrooms)

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<sup>(8)</sup> S.I. 2013/382.

<sup>(9)</sup> Article 3 was amended by S.I. 2013/2978 and 2016/1179.

<sup>(10)</sup> Schedule 1 was amended by S.I. 2013/2978, 2014/3126, 2015/1573 and 2016/1179.

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<i>1. Broad rental market area</i>	<i>2. Category of accommodation as defined in the following paragraphs of this Schedule</i>
Aylesbury	paragraph 1(1)(d) (three bedrooms)
Barrow-in-Furness	paragraph 1(1)(a) (one bedroom, shared accommodation)
Basingstoke	paragraph 1(1)(b) (one bedroom, exclusive use)
Bath	paragraph 1(1)(a) (one bedroom, shared accommodation)
Bath	paragraph 1(1)(b) (one bedroom, exclusive use)
Bath	paragraph 1(1)(d) (three bedrooms)
Bath	paragraph 1(1)(e) (four bedrooms)
Bedford	paragraph 1(1)(a) (one bedroom, shared accommodation)
Bedford	paragraph 1(1)(b) (one bedroom, exclusive use)
Bedford	paragraph 1(1)(c) (two bedrooms)
Bedford	paragraph 1(1)(d) (three bedrooms)
Bedford	paragraph 1(1)(e) (four bedrooms)
Birmingham	paragraph 1(1)(c) (two bedrooms)
Bolton and Bury	paragraph 1(1)(a) (one bedroom, shared accommodation)
Bolton and Bury	paragraph 1(1)(e) (four bedrooms)
Bridgend	paragraph 1(1)(a) (one bedroom, shared accommodation)
Brighton and Hove	paragraph 1(1)(c) (two bedrooms)
Bristol	paragraph 1(1)(a) (one bedroom, shared accommodation)
Bristol	paragraph 1(1)(b) (one bedroom, exclusive use)
Bristol	paragraph 1(1)(c) (two bedrooms)
Bristol	paragraph 1(1)(d) (three bedrooms)
Bristol	paragraph 1(1)(e) (four bedrooms)
Bury St Edmunds	paragraph 1(1)(a) (one bedroom, shared accommodation)
Bury St Edmunds	paragraph 1(1)(b) (one bedroom, exclusive use)
Bury St Edmunds	paragraph 1(1)(c) (two bedrooms)
Bury St Edmunds	paragraph 1(1)(d) (three bedrooms)
Bury St Edmunds	paragraph 1(1)(e) (four bedrooms)
Caerphilly	paragraph 1(1)(a) (one bedroom, shared accommodation)

<i>1. Broad rental market area</i>	<i>2. Category of accommodation as defined in the following paragraphs of this Schedule</i>
Cambridge	paragraph 1(1)(b) (one bedroom, exclusive use)
Cambridge	paragraph 1(1)(c) (two bedrooms)
Cambridge	paragraph 1(1)(d) (three bedrooms)
Cambridge	paragraph 1(1)(e) (four bedrooms)
Central London	paragraph 1(1)(a) (one bedroom, shared accommodation)
Central London	paragraph 1(1)(b) (one bedroom, exclusive use)
Central London	paragraph 1(1)(c) (two bedrooms)
Central London	paragraph 1(1)(d) (three bedrooms)
Central London	paragraph 1(1)(e) (four bedrooms)
Chelmsford	paragraph 1(1)(a) (one bedroom, shared accommodation)
Chelmsford	paragraph 1(1)(c) (two bedrooms)
Chelmsford	paragraph 1(1)(d) (three bedrooms)
Chelmsford	paragraph 1(1)(e) (four bedrooms)
Cheltenham	paragraph 1(1)(a) (one bedroom, shared accommodation)
Cherwell Valley	paragraph 1(1)(b) (one bedroom, exclusive use)
Cherwell Valley	paragraph 1(1)(c) (two bedrooms)
Chesterfield	paragraph 1(1)(a) (one bedroom, shared accommodation)
Chilterns	paragraph 1(1)(b) (one bedroom, exclusive use)
Chilterns	paragraph 1(1)(c) (two bedrooms)
Coventry	paragraph 1(1)(a) (one bedroom, shared accommodation)
Crawley & Reigate	paragraph 1(1)(a) (one bedroom, shared accommodation)
Crawley & Reigate	paragraph 1(1)(b) (one bedroom, exclusive use)
Crawley & Reigate	paragraph 1(1)(c) (two bedrooms)
Darlington	paragraph 1(1)(a) (one bedroom, shared accommodation)
East Dunbartonshire	paragraph 1(1)(a) (one bedroom, shared accommodation)
East Thames Valley	paragraph 1(1)(b) (one bedroom, exclusive use)
East Thames Valley	paragraph 1(1)(c) (two bedrooms)
Eastbourne	paragraph 1(1)(b) (one bedroom, exclusive use)

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<i>1. Broad rental market area</i>	<i>2. Category of accommodation as defined in the following paragraphs of this Schedule</i>
Guildford	paragraph 1(1)(a) (one bedroom, shared accommodation)
Guildford	paragraph 1(1)(d) (three bedrooms)
Guildford	paragraph 1(1)(e) (four bedrooms)
Harlow & Stortford	paragraph 1(1)(a) (one bedroom, shared accommodation)
Harlow & Stortford	paragraph 1(1)(b) (one bedroom, exclusive use)
Harlow & Stortford	paragraph 1(1)(c) (two bedrooms)
Harlow & Stortford	paragraph 1(1)(d) (three bedrooms)
Harlow & Stortford	paragraph 1(1)(e) (four bedrooms)
Herefordshire	paragraph 1(1)(a) (one bedroom, shared accommodation)
Herefordshire	paragraph 1(1)(e) (four bedrooms)
Huntingdon	paragraph 1(1)(b) (one bedroom, exclusive use)
Huntingdon	paragraph 1(1)(c) (two bedrooms)
Huntingdon	paragraph 1(1)(d) (three bedrooms)
Inner East London	paragraph 1(1)(a) (one bedroom, shared accommodation)
Inner East London	paragraph 1(1)(b) (one bedroom, exclusive use)
Inner East London	paragraph 1(1)(c) (two bedrooms)
Inner East London	paragraph 1(1)(d) (three bedrooms)
Inner East London	paragraph 1(1)(e) (four bedrooms)
Inner North London	paragraph 1(1)(a) (one bedroom, shared accommodation)
Inner North London	paragraph 1(1)(b) (one bedroom, exclusive use)
Inner North London	paragraph 1(1)(c) (two bedrooms)
Inner North London	paragraph 1(1)(d) (three bedrooms)
Inner North London	paragraph 1(1)(e) (four bedrooms)
Inner South East London	paragraph 1(1)(a) (one bedroom, shared accommodation)
Inner South East London	paragraph 1(1)(b) (one bedroom, exclusive use)
Inner South East London	paragraph 1(1)(c) (two bedrooms)
Inner South West London	paragraph 1(1)(a) (one bedroom, shared accommodation)
Inner South West London	paragraph 1(1)(c) (two bedrooms)
Inner South West London	paragraph 1(1)(d) (three bedrooms)

<i>“1. Broad rental market area</i>	<i>2. Category of accommodation as defined in the following paragraphs of this Schedule</i>
Inner South West London	paragraph 1(1)(e) (four bedrooms)
Inner West London	paragraph 1(1)(b) (one bedroom, exclusive use)
Inner West London	paragraph 1(1)(d) (three bedrooms)
Inner West London	paragraph 1(1)(e) (four bedrooms)
Ipswich	paragraph 1(1)(a) (one bedroom, shared accommodation)
Ipswich	paragraph 1(1)(c) (two bedrooms)
Ipswich	paragraph 1(1)(d) (three bedrooms)
Leicester	paragraph 1(1)(a) (one bedroom, shared accommodation)
Lothian	paragraph 1(1)(b) (one bedroom, exclusive use)
Lothian	paragraph 1(1)(c) (two bedrooms)
Luton	paragraph 1(1)(a) (one bedroom, shared accommodation)
Luton	paragraph 1(1)(b) (one bedroom, exclusive use)
Luton	paragraph 1(1)(c) (two bedrooms)
Luton	paragraph 1(1)(d) (three bedrooms)
Luton	paragraph 1(1)(e) (four bedrooms)
Maidstone	paragraph 1(1)(a) (one bedroom, shared accommodation)
Maidstone	paragraph 1(1)(b) (one bedroom, exclusive use)
Medway & Swale	paragraph 1(1)(a) (one bedroom, shared accommodation)
Medway & Swale	paragraph 1(1)(d) (three bedrooms)
Medway & Swale	paragraph 1(1)(e) (four bedrooms)
Mid & East Devon	paragraph 1(1)(a) (one bedroom, shared accommodation)
Milton Keynes	paragraph 1(1)(b) (one bedroom, exclusive use)
Milton Keynes	paragraph 1(1)(c) (two bedrooms)
Milton Keynes	paragraph 1(1)(d) (three bedrooms)
Milton Keynes	paragraph 1(1)(e) (four bedrooms)
Neath Port Talbot	paragraph 1(1)(a) (one bedroom, shared accommodation)
Newbury	paragraph 1(1)(b) (one bedroom, exclusive use)
Newbury	paragraph 1(1)(c) (two bedrooms)
Newbury	paragraph 1(1)(d) (three bedrooms)

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<i>1. Broad rental market area</i>	<i>2. Category of accommodation as defined in the following paragraphs of this Schedule</i>
Newbury	paragraph 1(1)(e) (four bedrooms)
North Cheshire	paragraph 1(1)(a) (one bedroom, shared accommodation)
North Clwyd	paragraph 1(1)(a) (one bedroom, shared accommodation)
North Cornwall & Devon Borders	paragraph 1(1)(a) (one bedroom, shared accommodation)
North West Kent	paragraph 1(1)(a) (one bedroom, shared accommodation)
North West Kent	paragraph 1(1)(c) (two bedrooms)
North West Kent	paragraph 1(1)(e) (four bedrooms)
North West London	paragraph 1(1)(a) (one bedroom, shared accommodation)
North West London	paragraph 1(1)(b) (one bedroom, exclusive use)
North West London	paragraph 1(1)(c) (two bedrooms)
North West London	paragraph 1(1)(d) (three bedrooms)
North West London	paragraph 1(1)(e) (four bedrooms)
North West Wales	paragraph 1(1)(a) (one bedroom, shared accommodation)
Northampton	paragraph 1(1)(b) (one bedroom, exclusive use)
Northampton	paragraph 1(1)(c) (two bedrooms)
Northants Central	paragraph 1(1)(a) (one bedroom, shared accommodation)
Northants Central	paragraph 1(1)(b) (one bedroom, exclusive use)
Northants Central	paragraph 1(1)(c) (two bedrooms)
Northants Central	paragraph 1(1)(d) (three bedrooms)
Northumberland	paragraph 1(1)(a) (one bedroom, shared accommodation)
Outer East London	paragraph 1(1)(a) (one bedroom, shared accommodation)
Outer East London	paragraph 1(1)(b) (one bedroom, exclusive use)
Outer East London	paragraph 1(1)(c) (two bedrooms)
Outer East London	paragraph 1(1)(d) (three bedrooms)
Outer East London	paragraph 1(1)(e) (four bedrooms)
Outer North East London	paragraph 1(1)(a) (one bedroom, shared accommodation)
Outer North East London	paragraph 1(1)(b) (one bedroom, exclusive use)



<i>1. Broad rental market area</i>	<i>2. Category of accommodation as defined in the following paragraphs of this Schedule</i>
Outer North East London	paragraph 1(1)(c) (two bedrooms)
Outer North East London	paragraph 1(1)(d) (three bedrooms)
Outer North East London	paragraph 1(1)(e) (four bedrooms)
Outer North London	paragraph 1(1)(b) (one bedroom, exclusive use)
Outer South East London	paragraph 1(1)(b) (one bedroom, exclusive use)
Outer South East London	paragraph 1(1)(c) (two bedrooms)
Outer South East London	paragraph 1(1)(d) (three bedrooms)
Outer South London	paragraph 1(1)(a) (one bedroom, shared accommodation)
Outer South London	paragraph 1(1)(b) (one bedroom, exclusive use)
Outer South London	paragraph 1(1)(c) (two bedrooms)
Outer South London	paragraph 1(1)(e) (four bedrooms)
Outer South West London	paragraph 1(1)(a) (one bedroom, shared accommodation)
Outer South West London	paragraph 1(1)(b) (one bedroom, exclusive use)
Outer South West London	paragraph 1(1)(e) (four bedrooms)
Outer West London	paragraph 1(1)(a) (one bedroom, shared accommodation)
Outer West London	paragraph 1(1)(b) (one bedroom, exclusive use)
Outer West London	paragraph 1(1)(c) (two bedrooms)
Outer West London	paragraph 1(1)(d) (three bedrooms)
Outer West London	paragraph 1(1)(e) (four bedrooms)
Oxford	paragraph 1(1)(a) (one bedroom, shared accommodation)
Reading	paragraph 1(1)(a) (one bedroom, shared accommodation)
Reading	paragraph 1(1)(c) (two bedrooms)
Rugby & East	paragraph 1(1)(a) (one bedroom, shared accommodation)
Rugby & East	paragraph 1(1)(b) (one bedroom, exclusive use)
Rugby & East	paragraph 1(1)(c) (two bedrooms)
Rugby & East	paragraph 1(1)(d) (three bedrooms)
Rugby & East	paragraph 1(1)(e) (four bedrooms)
Salisbury	paragraph 1(1)(a) (one bedroom, shared accommodation)

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<i>1. Broad rental market area</i>	<i>2. Category of accommodation as defined in the following paragraphs of this Schedule</i>
Solihull	paragraph 1(1)(a) (one bedroom, shared accommodation)
South East Herts	paragraph 1(1)(b) (one bedroom, exclusive use)
South East Herts	paragraph 1(1)(c) (two bedrooms)
South East Herts	paragraph 1(1)(d) (three bedrooms)
South West Essex	paragraph 1(1)(b) (one bedroom, exclusive use)
South West Essex	paragraph 1(1)(c) (two bedrooms)
South West Essex	paragraph 1(1)(d) (three bedrooms)
South West Herts	paragraph 1(1)(a) (one bedroom, shared accommodation)
South West Herts	paragraph 1(1)(b) (one bedroom, exclusive use)
South West Herts	paragraph 1(1)(c) (two bedrooms)
South West Herts	paragraph 1(1)(d) (three bedrooms)
Southend	paragraph 1(1)(b) (one bedroom, exclusive use)
Southend	paragraph 1(1)(c) (two bedrooms)
Southern Greater Manchester	paragraph 1(1)(a) (one bedroom, shared accommodation)
St Helens	paragraph 1(1)(e) (four bedrooms)
Staffordshire North	paragraph 1(1)(a) (one bedroom, shared accommodation)
Stevenage & North Herts	paragraph 1(1)(b) (one bedroom, exclusive use)
Stevenage & North Herts	paragraph 1(1)(c) (two bedrooms)
Stevenage & North Herts	paragraph 1(1)(d) (three bedrooms)
Stevenage & North Herts	paragraph 1(1)(e) (four bedrooms)
Sunderland	paragraph 1(1)(a) (one bedroom, shared accommodation)
Swansea	paragraph 1(1)(a) (one bedroom, shared accommodation)
Swindon	paragraph 1(1)(a) (one bedroom, shared accommodation)
Swindon	paragraph 1(1)(b) (one bedroom, exclusive use)
Swindon	paragraph 1(1)(c) (two bedrooms)
Swindon	paragraph 1(1)(d) (three bedrooms)
Swindon	paragraph 1(1)(e) (four bedrooms)
Thanet	paragraph 1(1)(a) (one bedroom, shared accommodation)

<i>1. Broad rental market area</i>	<i>2. Category of accommodation as defined in the following paragraphs of this Schedule</i>
Thanet	paragraph 1(1)(b) (one bedroom, exclusive use)
Thanet	paragraph 1(1)(c) (two bedrooms)
Thanet	paragraph 1(1)(e) (four bedrooms)
Vale of Glamorgan	paragraph 1(1)(a) (one bedroom, shared accommodation)
Walton	paragraph 1(1)(a) (one bedroom, shared accommodation)
Walton	paragraph 1(1)(b) (one bedroom, exclusive use)
Warwickshire South	paragraph 1(1)(a) (one bedroom, shared accommodation)
Warwickshire South	paragraph 1(1)(b) (one bedroom, exclusive use)
Warwickshire South	paragraph 1(1)(c) (two bedrooms)
West Cumbria	paragraph 1(1)(a) (one bedroom, shared accommodation)
Winchester	paragraph 1(1)(a) (one bedroom, shared accommodation)
Worcester South	paragraph 1(1)(e) (four bedrooms)”

Signed by authority of the Secretary of State for Work and Pensions

At 11.08 a.m. on 21st December 2017

*Caroline Dinanage*  
Parliamentary Under Secretary of State  
Department for Work and Pensions

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## EXPLANATORY NOTE

*(This note is not part of the Order)*

This Order amends the Rent Officers (Housing Benefit Functions) Order 1997 (S.I. 1997/1984), the Rent Officers (Housing Benefit Functions) (Scotland) Order 1997 (S.I. 1997/1995) and the Rent Officers (Universal Credit Functions) Order 2013 (S.I. 2013/382) (“the Orders”) to make changes to the manner in which a local housing allowance is determined.

Articles 2, 3 and 4 amend the Orders by substituting tables that provide that, for dwellings (or accommodation, in relation to Universal Credit) in specified categories in specified broad rental market areas, the local housing allowance is the lower of (a) the rent as last determined plus 3% and (b) the maximum allowance applicable to the dwelling, as specified in the table inserted by this Order.

For other dwellings, the local housing allowance is lower of the rent as last determined and the rent at the 30th percentile, determined in accordance with the Orders.

Further, this Order also amends the Orders so that any changes to a broad rental market area made as a result of a broad rental market area determination takes effect either from the 1st of April following the day on which the determination is made or, if that is within 11 months of the day on which the determination is made, the 1st of April the following year (in the case of Universal Credit, the 1st of April is replaced by the “relevant Monday”, as defined in the Regulations).

An impact assessment has not been provided for this instrument as it has no impact on business or civil society organisations.