

Lodgers and boarders

Will taking in a lodger or boarder affect my benefits or other rights?

Yes! Income support, income-based jobseekers allowance, income-related employment and support allowance, universal credit, housing benefit and council tax benefit may reduce as they'll assume your lodger is paying you money. If you do not tell them you may have to repay an overpayment or be prosecuted for fraud.

You must also declare the income if you receive tax credits.

Your council tax may increase.

You may have to pay income tax depending on the amount of additional income.

Most contents insurance premiums will increase. It is important to inform your insurer. If you don't tell them the insurance may not be valid.

What tenancy status do lodgers and boarders have?

If a lodger shares your facilities e.g. kitchen and bathroom, they will be an excluded occupier and have very few rights. You only have to give reasonable notice to evict them and will not need to apply to court.

If you do not share facilities, the person is probably a subtenant and you may need a court order to evict them.

Lodger v boarder?

A lodger lives in your home and shares facilities with you. You do not provide anything else for them although the rent they pay may include bills.

A boarder is like a lodger but you provide a cooked meal for them once a day.

Income from lodgers and boarders & your benefits

- Lodgers - the first £20 a week received from each lodger living in your home is ignored. All the rest is counted as income for means-tested benefits.
- Boarders – the first £20 plus half the rest each week is ignored.
- The amount ignored is on top of any disregards from other types of income.
- **Universal Credit rules are different so check with them first!**

Remember: you need permission from Worthing Homes to rent out a room in your home.