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, tax credits, housing benefit and council tax benefit may reduce as they'll assume your lodger is paying you money. Some of this money is counted as income for these benefits. If you do not tell them you may have to repay an overpayment or be prosecuted for fraud.

Universal Credit lets you keep all the income from a lodger or boarder but they are not counted as occupying a room so the bedroom tax can still apply.

You must declare all income you get to all benefits & tax credits offices.

Your council tax may increase and you must inform the council tax office.

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?

A lodger or boarder living with you and sharing your facilities e.g. kitchen and bathroom is an "excluded occupier" and has very few rights. You only have to give reasonable notice to evict them and will not need to apply to court.

Lodger v boarder?

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.

Boarder - like a lodger but you provide a cooked meal for them at least once a day.

Always get up to date advice on how your benefits may be affected if you take in a lodger or boarder before you decide what to do!

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

You also need to check your lodger or boarder has the Right to Rent in the UK see https://www.gov.uk/check-tenant-right-to-rent-documents & ensure your home is fit for another person to live in safely – furniture must comply with fire safety regulations & electrical equipment needs to be safe.