



# Welfare Reform Act 2012

## 2012 CHAPTER 5

### PART 1

#### UNIVERSAL CREDIT

### CHAPTER 1

#### ENTITLEMENT AND AWARDS

##### *Elements of an award*

## 11 Housing costs

- (1) The calculation of an award of universal credit is to include an amount in respect of any liability of a claimant to make payments in respect of the accommodation they occupy as their home.
- (2) For the purposes of subsection (1)—
  - (a) the accommodation must be in Great Britain;
  - (b) the accommodation must be residential accommodation;
  - (c) it is immaterial whether the accommodation consists of the whole or part of a building and whether or not it comprises separate and self-contained premises.
- (3) Regulations may make provision as to—
  - (a) what is meant by payments in respect of accommodation for the purposes of this section <sup>F1</sup>...;
  - (b) circumstances in which a claimant is to be treated as liable or not liable to make such payments;
  - (c) circumstances in which a claimant is to be treated as occupying or not occupying accommodation as their home (and, in particular, for temporary absences to be disregarded);

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- (d) circumstances in which land used for the purposes of any accommodation is to be treated as included in the accommodation.
- (4) Regulations are to provide for the determination or calculation of any amount to be included under this section.
- (5) Regulations may—
- (a) provide for exceptions to subsection (1);
  - (b) provide for inclusion of an amount under this section in the calculation of an award of universal credit—
    - (i) to end at a prescribed time, or
    - (ii) not to start until a prescribed time.

#### Textual Amendments

- F1** Words in s. 11(3)(a) omitted (6.4.2018) by virtue of [Welfare Reform and Work Act 2016 \(c. 7\)](#), **ss. 20(9)**, 36(6); S.I. 2018/438, [reg. 2\(1\)](#) (with [reg. 2\(2\)\(3\)](#))

#### Modifications etc. (not altering text)

- C1** Pt. 1 modified by 1995 c. 18, Sch. 1 para. 2(3) (as inserted (29.4.2013) by [The Universal Credit \(Consequential, Supplementary, Incidental and Miscellaneous Provisions\) Regulations 2013 \(S.I. 2013/630\)](#), [regs. 1\(2\)](#), **10(b)**)
- C2** S. 11(1) excluded (29.4.2013) by [The Universal Credit Regulations 2013 \(S.I. 2013/376\)](#), [reg. 1](#), **Sch. 4 para. 4**
- C3** S. 11(1) excluded (29.4.2013) by [The Universal Credit Regulations 2013 \(S.I. 2013/376\)](#), [reg. 1](#), **Sch. 5 para. 4**
- C4** S. 11(1) excluded by S.I. 2013/376, Sch. 4 paras. 4A-4C (as inserted (1.4.2017) by [The Universal Credit \(Housing Costs Element for claimants aged 18 to 21\) \(Amendment\) Regulations 2017 \(S.I. 2017/252\)](#), [regs. 1](#), **2(3)(c)** (with [regs. 3](#), 4))
- C5** S. 11(4) function made exercisable concurrently (5.9.2016) by [Scotland Act 2016 \(c. 11\)](#), **ss. 29(2)(a)**, 72(4)(b); S.I. 2016/759, [reg. 3\(f\)](#)

#### Commencement Information

- I1** S. 11(1)(2) in force at 29.4.2013 for specified purposes by S.I. 2013/983, [art. 3\(2\)-\(6\)](#), [Sch. 1](#), **Sch. 2** (as amended: (1.7.2013) by S.I. 2013/1511; (29.10.2013) by S.I. 2013/2657; (16.6.2014) by S.I. 2014/1452; (30.6.2014) by S.I. 2014/1661; (28.7.2014) by S.I. 2014/1923; (15.9.2014) by S.I. 2014/2321; (17.11.2014) by S.I. 2014/3067; (21.11.2014) by S.I. 2014/3094; (19.1.2015) by S.I. 2015/32 (as amended (10.2.2015) by S.I. 2015/101); (10.3.2015) by S.I. 2015/634; (20.7.2015) by S.I. 2015/1537; (23.11.2015) by S.I. 2015/1930; (6.4.2017) by S.I. 2017/483; (2.2.2018) by S.I. 2018/138; (16.1.2019) by S.I. 2019/10; and (31.1.2019) by S.I. 2019/167)
- I2** S. 11(1)(2) in force at 1.7.2013 and 29.7.2013 for specified purposes by S.I. 2013/1511, [art. 3](#), **Sch.** (as amended or modified: (29.10.2013) by S.I. 2013/2657; (16.6.2014) by S.I. 2014/1452; (30.6.2014) by S.I. 2014/1661; (28.7.2014) by S.I. 2014/1923; (17.11.2014) by S.I. 2014/3067; (19.1.2015) by S.I. 2015/32; (10.3.2015) by S.I. 2015/634; (20.7.2015) by S.I. 2015/1537; (25.1.2017) by S.I. 2017/57; and (2.2.2018) by S.I. 2018/138)
- I3** S. 11(1)(2) in force at 28.10.2013 for specified purposes by S.I. 2013/2657, [art. 3](#), **Sch.** (as amended or modified: (16.6.2014) by S.I. 2014/1452; (30.6.2014) by S.I. 2014/1661; (28.7.2014) by S.I. 2014/1923; (17.11.2014) by S.I. 2014/3067; (19.1.2015) by S.I. 2015/32; (10.3.2015) by S.I. 2015/634; (20.7.2015) by S.I. 2015/1537; (23.5.2016) by S.I. 2016/596; (25.1.2017) by S.I. 2017/57; and (2.2.2018) by S.I. 2018/138)
- I4** S. 11(1)(2) in force at 25.11.2013 for specified purposes by S.I. 2013/2846, [art. 3](#), **Sch.** (as amended or modified: (16.6.2014) by S.I. 2014/1452; (30.6.2014) by S.I. 2014/1661; (28.7.2014) by S.I.

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- 2014/1923; (17.11.2014) by S.I. 2014/3067; (19.1.2015) by S.I. 2015/32; (10.3.2015) by S.I. 2015/634; (20.7.2015) by S.I. 2015/1537; and (23.5.2016) by S.I. 2016/596)
- I5** S. 11(1)(2) in force at 24.2.2014 and 7.4.2014 for specified purposes by S.I. 2014/209, art. 3, **Sch.** (as amended or modified: (16.6.2014) by S.I. 2014/1452; (30.6.2014) by S.I. 2014/1661; (28.7.2014) by S.I. 2014/1923; (17.11.2014) by S.I. 2014/3067; (19.1.2015) by S.I. 2015/32; (10.3.2105) by S.I. 2015/634; (20.7.2015) by S.I. 2015/1537; (23.5.2016) by S.I. 2016/596; and (25.1.2017) by S.I. 2017/57)
- I6** S. 11(1)(2) in force at 23.6.2014 and further specified dates for specified purposes by S.I. 2014/1583, art. 3, **Sch.** (as amended or modified: (30.6.2014) by S.I. 2014/1661; (28.7.2014) by S.I. 2014/1923; (17.11.2014) by S.I. 2014/3067; (19.1.2015) by S.I. 2015/32; (10.3.2015) by S.I. 2015/634; (20.7.2015) by S.I. 2015/1537; (19.5.2017) by S.I. 2017/664; (28.9.2017) by S.I. 2017/952; (2.2.2018) by S.I. 2018/138; (26.4.2018) by S.I. 2018/532; and (19.7.2018) by S.I. 2018/881)
- I7** S. 11(1)(2) in force at 15.9.2014 and further specified dates for specified purposes by S.I. 2014/2321, art. 3, **Sch.** (as amended or modified: (17.11.2014) by S.I. 2014/3057; (19.1.2015) by S.I. 2015/32; (10.3.2015) by S.I. 2015/634; (20.7.2015) by S.I. 2015/1537; (23.5.2016) by S.I. 2016/596; (29.9.2016) by S.I. 2016/963; (24.4.2017) by S.I. 2017/584; (19.5.2017) by S.I. 2017/664; (28.9.2017) by S.I. 2017/952; (26.4.2018) by S.I. 2018/532; and (19.7.2018) by S.I. 2018/881)
- I8** S. 11(1)(2) in force at 26.11.2014 for specified purposes by S.I. 2014/3094, art. 3 (with art. 6)
- I9** S. 11(1)(2) in force at 28.1.2015 for specified purposes by S.I. 2015/33, art. 3 (with art. 6) (as amended: (11.2.2015) by S.I. 2015/101; (10.3.2015) by S.I. 2015/634; (6.4.2017) by S.I. 2017/483; (11.4.2018) by S.I. 2018/138; (16.1.2019) by S.I. 2019/10; (15.1.2019) by S.I. 2019/37; and (31.1.2019) by S.I. 2019/167)
- I10** S. 11(1)(2) in force at 16.2.2015 and further specified dates for specified purposes by S.I. 2015/101, art. 3 (with art. 2(2)-(4)) (as amended or modified: (10.3.2015) by S.I. 2015/534; (17.3.2015) by S.I. 2015/740; (20.7.2015) by S.I. 2015/1537; (14.1.2016) by S.I. 2016/33; (21.3.2016) by S.I. 2016/407; (23.5.2016) by S.I. 2016/596; (29.9.2016) by S.I. 2016/963; (25.1.2017) by S.I. 2017/57; (24.4.2017) by S.I. 2017/584; (19.5.2017) by S.I. 2017/664; (28.9.2017) by S.I. 2017/952; (2.2.2018) by S.I. 2018/138; (26.4.2018) by S.I. 2018/532; and (19.7.2018) by S.I. 2018/881)
- I11** S. 11(1)(2) in force at 18.3.2015 and further specified dates for specified purposes by S.I. 2015/634, art. 3 (with arts. 5, 7) (as amended or modified: (17.3.2015) by S.I. 2015/740; (21.3.2016) by S.I. 2016/407; (23.5.2016) by S.I. 2016/596; (29.9.2016) by S.I. 2016/963; (25.1.2017) by S.I. 2017/57; (6.4.2017) by S.I. 2017/376; (24.4.2017) by S.I. 2017/584; (19.5.2017) by S.I. 2017/664; (28.9.2017) by S.I. 2017/952; (2.2.2018) by S.I. 2018/138; (26.4.2018) by S.I. 2018/532; (19.7.2018) by S.I. 2018/881; (16.1.2019) by S.I. 2019/10; (15.1.2019) by S.I. 2019/37; and (31.1.2019) by S.I. 2019/167)
- I12** S. 11(1)(2) in force at 21.9.2015 and further specified dates for specified purposes by S.I. 2015/1537, art. 3 (as amended or modified: (23.11.2015) by S.I. 2015/1930; (14.1.2016) by S.I. 2016/33; (21.3.2016) by S.I. 2016/407; (23.5.2016) by S.I. 2016/596; (29.9.2016) by S.I. 2016/963; (25.1.2017) by S.I. 2017/57; (24.4.2017) by S.I. 2017/584; (19.5.2017) by S.I. 2017/664; (28.9.2017) by S.I. 2017/952; (2.2.2018) by S.I. 2018/138; (26.4.2018) by S.I. 2018/532; and (19.7.2018) by S.I. 2018/881)
- I13** S. 11(1)(2) in force at 2.12.2015 for specified purposes by S.I. 2015/1930, art. 3 (with art. 7)
- I14** S. 11(1)(2) in force at 27.1.2016 and 24.2.2016 for specified purposes by S.I. 2016/33, art. 3, **Sch.** (with art. 7)
- I15** S. 11(1)(2) in force at 23.3.2016 and 27.4.2016 for specified purposes by S.I. 2016/407, art. 3, **Sch.**
- I16** S. 11(1)(2) in force at 1.2.2019 for specified purposes by S.I. 2019/167, art. 4(1)-(3) (with art. 4(4)(11))
- I17** S. 11(1)(2) in force at 30.3.2022 in so far as not already in force by S.I. 2022/302, art. 3 (with arts. 4, 5, Sch.)
- I18** S. 11(3)-(5) in force at 25.2.2013 by S.I. 2013/358, art. 2(2), **Sch. 2 para. 6**

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**Changes and effects yet to be applied to :**

- specified provision(s) amendment to earlier commencing S.I. 2013/1511 by [S.I. 2017/57 art. 51314Sch.](#)
- specified provision(s) amendment to earlier commencing S.I. 2013/2657 by [S.I. 2016/596 art. 4-6Sch.](#)
- specified provision(s) amendment to earlier commencing S.I. 2013/2657 by [S.I. 2017/57 art. 1315Sch.](#)
- specified provision(s) amendment to earlier commencing S.I. 2013/2846 by [S.I. 2016/596 art. 347Sch.](#)
- specified provision(s) amendment to earlier commencing S.I. 2013/983 by [S.I. 2018/138 art. 3](#)
- specified provision(s) amendment to earlier commencing S.I. 2013/983 by [S.I. 2019/10 reg. 3\(1\)](#)
- specified provision(s) amendment to earlier commencing S.I. 2013/983 by [S.I. 2019/167 art. 5\(2\)](#)
- specified provision(s) amendment to earlier commencing S.I. 2013/983, art. 5A(1), 6(1) by [S.I. 2017/483 art. 2](#)
- specified provision(s) amendment to earlier commencing S.I. 2014/1583 by [S.I. 2017/664 art. 5Sch.](#)
- specified provision(s) amendment to earlier commencing S.I. 2014/209 by [S.I. 2016/596 art. 348Sch.](#)
- specified provision(s) amendment to earlier commencing S.I. 2014/209 by [S.I. 2017/57 art. 1016Sch.](#)
- specified provision(s) amendment to earlier commencing S.I. 2014/2321 by [S.I. 2016/596 art. 59Sch.](#)
- specified provision(s) amendment to earlier commencing S.I. 2014/2321 by [S.I. 2016/963 art. 37813Sch.](#)
- specified provision(s) amendment to earlier commencing S.I. 2014/2321 by [S.I. 2017/584 art. 5Sch.](#)
- specified provision(s) amendment to earlier commencing S.I. 2014/2321 by [S.I. 2017/664 art. 5Sch.](#)
- specified provision(s) amendment to earlier commencing S.I. 2015/101 by [S.I. 2016/596 art. 3-510Sch.](#)
- specified provision(s) amendment to earlier commencing S.I. 2015/101 by [S.I. 2016/963 art. 46-1214Sch.](#)
- specified provision(s) amendment to earlier commencing S.I. 2015/101 by [S.I. 2017/57 art. 3-9111217Sch.](#)
- specified provision(s) amendment to earlier commencing S.I. 2015/101 by [S.I. 2017/584 art. 346-9Sch.](#)
- specified provision(s) amendment to earlier commencing S.I. 2015/101 by [S.I. 2017/664 art. 3-57-9Sch.](#)
- specified provision(s) amendment to earlier commencing S.I. 2015/1537 by [S.I. 2016/596 art. 3411Sch.](#)
- specified provision(s) amendment to earlier commencing S.I. 2015/1537 by [S.I. 2016/963 art. 3-1215Sch.](#)
- specified provision(s) amendment to earlier commencing S.I. 2015/1537 by [S.I. 2017/57 art. 3-7912Sch.](#)
- specified provision(s) amendment to earlier commencing S.I. 2015/1537 by [S.I. 2017/584 art. 346-9Sch.](#)
- specified provision(s) amendment to earlier commencing S.I. 2015/1537 by [S.I. 2017/664 art. 3-9Sch.](#)

- specified provision(s) amendment to earlier commencing S.I. 2015/33 by [S.I. 2018/138 art. 6](#)
- specified provision(s) amendment to earlier commencing S.I. 2015/33 by [S.I. 2019/10 reg. 3\(2\)](#)
- specified provision(s) amendment to earlier commencing S.I. 2015/33 by [S.I. 2019/167 art. 5\(3\)](#)
- specified provision(s) amendment to earlier commencing S.I. 2015/33 by [S.I. 2019/37 art. 5](#)
- specified provision(s) amendment to earlier commencing S.I. 2015/33, art. 6(11) by [S.I. 2017/483 art. 3](#)
- specified provision(s) amendment to earlier commencing S.I. 2015/634 by [S.I. 2018/138 art. 6](#)
- specified provision(s) amendment to earlier commencing S.I. 2015/634 by [S.I. 2019/10 reg. 3\(3\)](#)
- specified provision(s) amendment to earlier commencing S.I. 2015/634 by [S.I. 2019/167 art. 5\(4\)](#)
- specified provision(s) amendment to earlier commencing S.I. 2015/634 by [S.I. 2019/37 art. 5](#)
- specified provision(s) amendment to earlier commencing S.I. 2015/634, art. 7(2) by [S.I. 2017/376 reg. 4](#)
- specified provision(s) amendment to earlier commencing S.I. 2016/596 by [S.I. 2016/963 art. 17](#)
- specified provision(s) amendment to earlier commencing S.I. 2019/37 by [S.I. 2019/935 art. 2](#)
- specified provision(s) modification of earlier commencing S.I. 2014/1583 by [S.I. 2018/532 art. 3Sch.](#)
- specified provision(s) modification of earlier commencing S.I. 2014/2321 by [S.I. 2018/532 art. 3Sch.](#)
- specified provision(s) modification of earlier commencing S.I. 2015/101 by [S.I. 2018/532 art. 3Sch.](#)
- specified provision(s) modification of earlier commencing S.I. 2015/1537 by [S.I. 2018/532 art. 3Sch.](#)
- specified provision(s) modification of earlier commencing S.I. 2015/634 by [S.I. 2018/532 art. 5](#)