



Welfare Reform Act 2012

2012 CHAPTER 5

PART 1 U.K.

UNIVERSAL CREDIT

CHAPTER 1 E+W+S

ENTITLEMENT AND AWARDS

Elements of an award

11 Housing costs E+W+S

- (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 ^{F1}...;
 - (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);

Changes to legislation: Welfare Reform Act 2012, Section 11 is up to date with all changes known to be in force on or before 01 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

- (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.

Changes to legislation: Welfare Reform Act 2012, Section 11 is up to date with all changes known to be in force on or before 01 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

- 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**

Changes to legislation:

Welfare Reform Act 2012, Section 11 is up to date with all changes known to be in force on or before 01 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations.

[View outstanding changes](#)

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](#)