

# ALSO

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helpful advice and guidance in the  
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## Costs of accomodation and heating 2016

### Upper limits of rents increase on the 1th of january 2016

The overview below shows the upscaled upper-limits for an reasonable rent (cold charges included, i.e. without the costs for household-electricity and heating) in the municipalities of the district of Vechta from 1 Januar 2016.

The consequence: At the unemployment benefit II (Arbeitslosengeld II) or the social benefit (Sozialhilfe) the former not completely accepted costs for the rent have from now on to be accepted – anyway, to a considerably higher proportion.

### Reexamined: why are higher rent limits accepted by the authorities now?

1. Beginning with 2016-01-01 apply new and upscaled limits of the housing benefit (Wohngeld according to the housing benefit act). The increase is particularly high in the town of Lohne. This town is no longer associated with the lowest rental group as yet by 2015 and has thereby caught up with the town of Vechta (see tabel backside).

2. According to constant jurisprudence of the Bun-

desozialgericht (= highest court in germany which takes decisions on social security benefits) ten percent are to set up on the rent limits of the housing benefit to calculate the rent limits of the Alg II and the social benefit in the single community.

3. To calculate the limit of the heating costs in 2016, multiply the fuel-dependent limits (1,57 € with natural gas) with the living space adequate for the respective household size (see in the table below right). The reasonable living space is 50, 60, 75, 85 or 95 square meters with increasing number of people. The living space increases by 10 m<sup>2</sup> for each additional person in the family. In the same way the heating costs accepted by the jobcenter regularly rise with rising living area.

**Result:** The limits of the accepted rents increase at the turn of the year 2015/2016 partly considerably. The concrete increase depends on the number of people in the benefit community (Bedarfsgemeinschaft). Compare the values in tables on this and on the following page. With it the up-

### Upper limits of the housing benefit and unemployment benefit II (Alg II) 2016

... persons in the household	upper limits for Bakum, Damme, Dinklage, Goldenstedt, Holdorf, Neuenkirchen-Vörden, Steinfeld, Visbek (in euros)		upper limits in the towns of Lohne and Vechta (in euros)		reasonable living space
	housing benefit	Alg II	housing benefit	Alg II	orientation value (m <sup>2</sup> )
1	312	343,20	351	386,10	50
2	378	415,80	425	467,50	60
3	450	495,00	506	556,60	75
4	525	577,50	591	650,10	85
5	600	660,00	675	742,50	95
supplement for each additional person	71	78,10	81	89,10	10

per limits of the accepted costs of accommodation follow the increase of the rents in the last years. For the jobcenter Vechta the amount of the rent inclusive heating costs decides about the adequacy of the accommodation. In consequence an relatively expensive rent (Kaltmiete\*) is acceptable if the heating costs are low. For instance a rent of 410 € would be acceptable in Lohne if it is combined with relatively low monthly heating costs. In this example heating costs of 50 euros a month would make the apartment reasonable because up to 78,50 € heating costs would be accepted. In this case a rent inclusive heating costs to be paid by 460 € would be below the upper limit of the total housing costs in Lohne of 464,60 euros for a one-person household.

**However:**

**Necessary heating costs have to be accepted**

A limit of heating costs of for instance 1,57 € for each m<sup>2</sup> living space should stop no one to demand to accept the **needed higher** heating costst if they are required. In the most cases we got to know about the reasons for expensive heat resulted out of bad conditions of the apartment (i. e. bad closing doors and windows, poorly insulated walls or floors), an old heating system or expensive fuels. Job Centre and social services have at such reasons, for which the tenant is not responsible, fully to recognise the resulting heating costs. 2016 the JC Vechta takes per fuel different limit values per square metre of living space: for gas 1.57 €, for electricity € 1.85 and for oil € 1,64.

**Also new “Regelsätze” from 1 January 2016**

Beginning with 2016-01-01 apply increased benefits for the standard needs to ensure the means of subsistence (= Regelsatz). The monthly amount for the standard needs is for single persons 404 €, for adult partners 364 €. Children up to the age of 25 (18 - 24 years) living with their parents 324 €, children or youth from 14 up to the age of 18 (14 - 17) 306 €, children from the age of 6 up to the age 13 270 €, children up to the age of 5 237 euros.

***New upper rent limits from 1 January 2016***

With the official notification of the jobcenter (Bescheid) concerning the new standard benefits (Regelsätze), at least with an new official notification from the local jobcenter **after the first of January 2016** a clearly higher rent should be accepted for all, to whome the complete rent and heating costs had not been paid by the jobcenter before. We propose to all, to look into the calculation sheet (Berechnungsbogen) within the official notification, wether there the total rent and heating costs are included or not. You should find in the calculation sheet at least the amount of money listed in the tabel on the first page of this information sheet, if your total housing costs are above the upper limits.

*Ask us for additional informations, your colleagues of ALSO*

Gefördert durch:



Niedersächsisches Ministerium für Soziales, Gesundheit und Gleichstellung

\* „Kaltmiete“: cold charges included, i.e. without the costs for household-electricity and heating.

**A review: upper limits (in euros) in the year 2015**

at ... persons in the household	upper limit for Bakum, Damme, Dinklage, Goldenstedt, Holdorf, Lohne, Neuenkir.-Vörden, Steinfeld, Visbek (in euro)		upper limit for the city of Vechta (in euro)		limit für the heating cost (natural gas) depending from the size of the household at a price of 1,57 euros per m <sup>2</sup> living space orientation value heating costs
	housing benefit	Alg II	housing benefit	Alg II	
1	292	321,20	308	338,80	78,50
2	352	387,20	380	418,00	94,20
3	424	466,20	451	496,10	117,75
4	490	539,00	523	575,30	133,45
5	561	617,10	600	660,00	149,15
supplement for each additional person	66	72,60	72	79,20	15,70