



RENT PAYMENTS
IN A 53 WEEK YEAR





The financial year commencing on 1 April 2024 is a 53-week year. Within a year there are usually only 52 weeks, but this is not the case in this financial year, as there are 53 Mondays.

Why is there a change this year?

This happens every five or six years because there are 365 days in a year or 366 in a leap year, which breaks down to 52 weeks in a year plus one day, or in a leap year 52 weeks plus two days. These extra days accumulate to add an extra week to the year and 2024/25 is one of those years.

What does it mean for me?

If you pay your rent weekly, there will be an extra week of rent to pay. If you pay monthly, you need to ensure this extra week is covered when you make a rent payment.

How do I know what my weekly rent is?

We recently wrote to you detailing your new rent and service charges for the next financial year, starting from 1st April 2024.

If you haven't received this or you're unsure about anything, please contact us on [0300 790 6555](tel:03007906555).

What if I pay by Direct Debit?

If you pay by Direct Debit you don't need to do anything. We will calculate this for you and automatically adjust your payments accordingly.

What if I pay by standing order?

If you pay by standing order, you need to make an adjustment to your monthly payments yourself.

To calculate how much rent you should be paying each month, multiply your weekly rent amount by 53 and then divide it by 12.

For example, if your rent was £100 per week you would use the following calculation:

£100 x 53 ÷ 12 = £433.33

Once you've calculated your monthly payments, contact your bank to update your standing order.

What happens if I have non-charging weeks?

Your non-charging weeks will still apply but this year you will have one more weekly rent charge than normal.

For example, if you have four non-charging weeks and as such, you're normally charged rent 48 times each year, this year you will have 49 rent-charging weeks.

If your rent was £100 per week you would use the following calculation:

£100 x 49 ÷ 12 = £408.33



What if I claim Universal Credit?

When calculating Universal Credit, The Department for Work and Pensions (DWP) work out monthly rent by multiplying a week's rent by 52 and dividing by 12. This is the case even when there is an extra week in the year.

The DWP have confirmed they won't pay for the 53rd week. This means you will need to pay for the additional week yourself.

We've included an example below.

- 53-week year rent calculation: weekly rent **$\pounds 100 \times 53 \div 12 = \pounds 441.67$**
- 53-week year Universal Credit calculation: weekly rent **$\pounds 100 \times 52 \div 12 = \pounds 433.34$**

So, in this example the customer would have a shortfall of £8.33 per month to pay.

What can I do if I am not happy about Universal Credit not covering the 53rd week?

Unfortunately, there is nothing we can do as you will still be responsible and liable as the tenant to pay the extra week of rent Universal Credit won't cover.

What if I claim Housing Benefit?

If you are in receipt of Housing Benefit you don't need to do anything as this will be covered.