

53-week year Frequently asked questions

What is the 53-week year?

As a customer, you pay your rent on a weekly basis. Normally there are 52 Mondays in the year when your rent is due. However, every five or six years, there are 53 Mondays in the year, which means 53 rent payment days instead of the usual 52.

This additional week makes up for a shortfall in days that occurred in the previous standard accounting years, i.e., 52 weeks x 7 only equals 364 days, not 365 days.

How does this affect my rent charges?

The 53-week year affects how much rent you pay in 2024/25. You will need to pay an additional week's rent over the course of the year.

Will my Universal Credit payment cover the extra week?

If you receive Universal Credit, it's important to note that it is calculated on a 52-week basis, as per the government's regulations, so your Universal Credit payment won't cover the extra week of rental charges.

Will my housing benefit payment cover the extra week?

If your housing benefit covers 100% of the rent you pay, then it will also cover the additional week's rent and you do not need to take any action.

How do I know what to pay?

Direct debit:

If you pay your rent to us by direct debit, we will take the extra week into account when calculating your 2024/25 rent payment direct debit amounts.

Other payment methods:

If you pay your rent using another method, you'll need to use the calculation below to work out your new payment. If you need any help with this just give us a call on 01225 715 715 and ask to speak to your account manager.





How to work out your new rent payment amount if you don't pay your rent by direct debit

If you don't have a direct debit in place and you pay your rent on either a fortnightly, 4-weekly or monthly basis, you will need to apply the following calculation to understand how much you will need to pay.

This applies to any customers not paying by direct debit, including those receiving Universal Credit, housing benefit which only partly covers rent, as well as customers not in receipt of any benefits.

53-week calculation

- Take your weekly rent figure as shown on the first page of your rent letter and multiply it by 53.
- Next divide the result by the number of payments you make each year. (If you pay monthly, it's 12. If you pay 4 weekly, it's 13. If you pay fortnightly, it's 26.)
- The result is your new rent payment amount.

For example, if your weekly rent is £100 when multiplied by 53 this equals £5,300. If you pay fortnightly, divide £5,300 by 26. This equals £203.84 and is the rent you will need to pay each fortnight.

If you need any help with this calculation, please contact your account manager. You can find details for all our account managers and the locations they cover at www.selwoodhousing.com/accountmanagers. Alternatively, please call us on 01225 715 715.

Who should I contact if I have more questions?

Please call customer support on 01225 715 715 or email info@selwoodhousing.com.

