

## Annual rent changes and rent free weeks in SRS

[Annual rent changes](#)

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### Annual rent changes

The Welfare Reform and Work Act 2016, requires registered providers of social housing in England to reduce social housing rents by 1% a year for 4 years. The policy applies from 1 April 2016.

Most social housing providers make changes to rents at the beginning of April (financial year). This means high volumes of Social Rented Sector claimants are likely to have changes to their rent every April.

Universal Credit does not accept rent changes reported in advance of the effective date of change. Claimants must be advised to report changes once they take effect.

For further information see, [Welfare Reform and Work Act 2016 - social rent reduction.](#)

### Rent free weeks

Rent free weeks are weeks for which some social rented sector tenants do not pay rent as part of their conditions of tenancy. They may also be known as non-collection weeks.

A tenant may get between 2 to 4 rent-free weeks a year.

If a claimant has rent free weeks as part of their tenancy, the monthly payment will always be worked out by deducting the number of rent free weeks from 52.

For example, a claimant has 4 rent free weeks in a year. The Universal Credit is calculated by deducting 4 from 52, multiplying the weekly rent by 48, then dividing by 12. So, if the weekly rent is £78.78 the calculation will be:

$$(78.78 \times 48) / 12 = \text{£}315.12.$$