

## Rent charges April 2026 - March 2027 Frequently asked questions

### Why is the rent for my home increasing by 5% this year?

We calculate your annual rent change using a specific formula as outlined in the terms of your lease. The formula takes the retail price index ('RPI') from the previous September and adds 0.5%. RPI is a way of measuring inflation by looking at whether prices are increasing or decreasing. In September 2025, the RPI was 4.5%. In April 2026, your rent will therefore increase by 5% (4.5% + 0.5%).

### Why is the increase higher than last year?

Last year's rent increase was 3.2%, because the RPI in September 2024 was unusually low. The previous year's rent increase was 9.4%. If all of your rent charge is paid by housing benefit or the housing element of Universal Credit, the increase will be covered by your benefits.

### How are my service charges calculated?

Service charges may go up or down depending on actual costs incurred in the previous year. If you have any questions regarding your service charges, please contact your neighbourhood manager. You can find out who your neighbourhood manager is on our website.

### What if I can't afford my new rent?

If all your rent charge is currently paid by housing benefit or the housing element of Universal Credit, and your circumstances don't change, this increase will be covered by your benefits.

If you're worried about paying your rent, there is support available:

- Check that you're receiving all available financial help using an online benefits calculator. We recommend the following sites:  
**[benefits-calculator.turn2us.org.uk](https://benefits-calculator.turn2us.org.uk)**  
**[entitledto.co.uk](https://entitledto.co.uk)**
- Visit our 'Help paying your bills' webpage which has links to a range of local and national support schemes:  
**[selwoodhousing.com/advice-and-support/money-advice/help-paying-your-bills](https://selwoodhousing.com/advice-and-support/money-advice/help-paying-your-bills)**
- We can't provide financial advice directly, but organisations like Citizens Advice and StepChange may be able to help:  
**[citizensadvice.org.uk](https://citizensadvice.org.uk)**  
**[stepchange.org](https://stepchange.org)**





- If you still have concerns, talk to us. You'll find contact details for your rent account manager at:  
**[selwoodhousing.com/your-home/rent/our-account-managers](https://selwoodhousing.com/your-home/rent/our-account-managers)**

## What steps do I need to take now?

From the date of the increase, you need to start paying the new rent as set out in your letter. You should check the terms of any mortgage you have to see if you need to tell your mortgage company about the new rent charge.

## What action do I need to take if I receive housing benefit?

Please keep hold of your letter, outlining your new rent charge.

If you claim housing benefit from Wiltshire Council, and the payment comes directly to Selwood Housing, we will inform them of your new weekly charge. If housing benefit is paid to you directly, you will need to inform the benefits department at Wiltshire Council of the change.

If you claim housing benefit from Bath & North East Somerset Council or Somerset Council you will need to inform their benefits departments of your new weekly charge. They will then write back to you to confirm your new housing benefit award.

## What action do I need to take if I receive Universal Credit?

**IMPORTANT! Please keep hold of your letter outlining your new rent charge.**

If you claim the housing element of Universal Credit, you will receive a 'Confirm your housing costs' to-do item in your online journal at the beginning of April. Please complete this to-do item once received. You will not need to notify Universal Credit before the to-do item has appeared.

If you have any questions, the Universal Credit telephone helpline is 0800 328 5644 (option 2).

Confirm your housing costs  
**Date of change**

Did your housing costs change on 6 April 2026?

Yes  No

[Continue](#)

[Back](#)

Confirm your housing costs  
**Changes to your rent**

You previously told us the total rent for your property is £150.00 per week.

Your landlord should have written recently with details of changes to rent or eligible service charges.

**Are you still charged weekly for your rent?**

Yes  No

**How much is your new rent per week?**

Do not include any service charges or rent arrears.

£

[Continue](#)

[Back](#)

Confirm your housing costs  
**Changes to your service charges**

You previously told us the total eligible service charges for your property are £5.00 per week.

Your landlord should have written recently with details of changes to rent or eligible service charges.

**Are you still charged weekly for your service charges?**

Yes  No

**How much are your new eligible service charges per week?**

Only include 'eligible' service charges. They will be listed separately on the letter from your landlord.

£

[Continue](#)

[Back](#)

Example of a 'Confirm your housing costs' to-do item





## How do I change my standing order?

You'll need to let your bank know what your new rent payment will be and the date it will start in April 2026. If you don't receive housing benefit, you will be charged the amount stated on the enclosed letter.

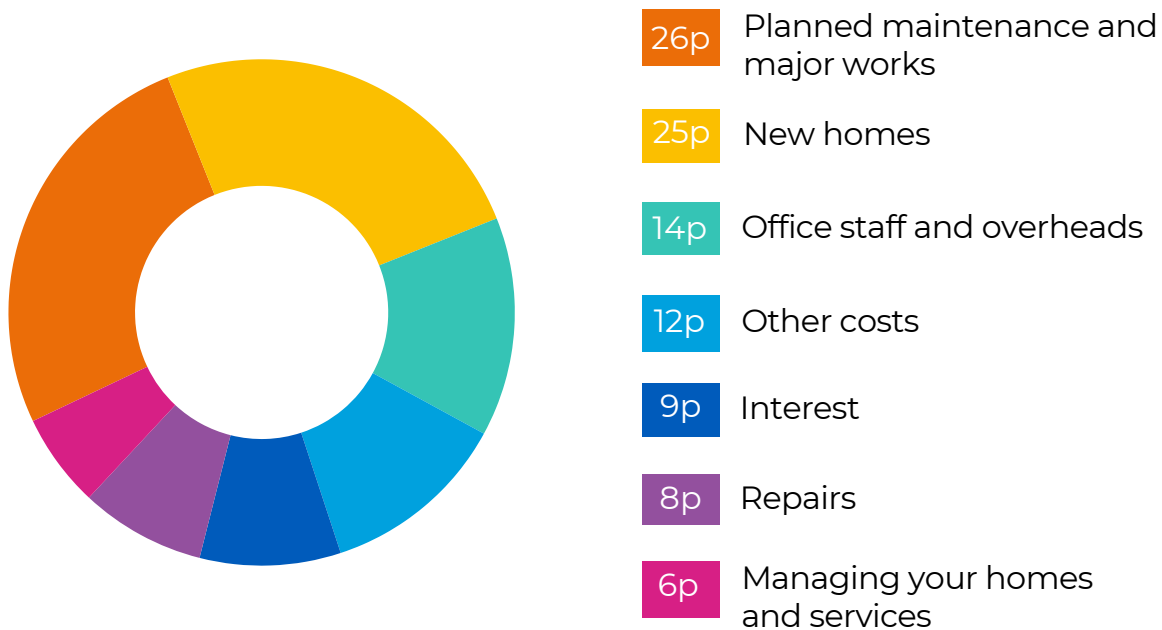
## How do I change my direct debit payment?

We will change your direct debit for you. This is why paying by direct debit is the easiest way to pay your rent. We'll let you know what the new amount is five working days before your direct debit is due.

## How is my rent spent?

The rent we receive is invested back into our homes, to ensure they are safe, secure and in good condition. We also build new affordable homes in the local area so we can support more people in housing need. Last year we built 125 new homes for rental and shared ownership.

In 2024/25, every £1 of income we received was spent in the following ways:



## Who should I contact if I have more questions?

Please call customer support on 01225 715 715 or email [info@selwoodhousing.com](mailto:info@selwoodhousing.com).

