

Covid-19 and housing

This factsheet advises on the measures that are in place to help with housing problems during the coronavirus pandemic

Notices to leave must be longer

If you rent from a private landlord, a housing association, or your local council, you're entitled to a longer notice if they want you to leave.

This includes a section 21 no fault eviction notice.

The minimum length depends on when the notice was given to you.

If you got a notice between **26 March** and **28 August 2020** you were entitled to 3 months' notice, even if you had rent arrears.

If you got a notice between **29 August 2020** and **31 May 2021** you're entitled to at least 6 months notice.

If you get a notice between **1 June 2021** and **30 September 2021** you're entitled to at least 4 months notice.

Sometimes the notice can be shorter. For example, if you owe rent, you've been accused of anti-social behaviour or you've failed the right to rent check. The rules for notices are complicated. Get advice as soon as possible if your landlord wants to evict you.

No evictions until end of May 2021

Bailiffs were not allowed to evict you until after 31 May 2021, except for:

- anti-social behaviour
- tenancy fraud
- domestic violence
- owing at least 6 months' worth of rent

Court action can still happen

If your landlord or mortgage lender has already started court action, they might have had to serve a reactivation notice and told the court what they knew about the impact of the coronavirus pandemic on you and your family.

From 1 April 2021, if you own your home, your lender can apply to court to evict you without your consent.

Payment holidays for homeowners

If you were struggling to pay your mortgage because of coronavirus, you could ask your lender for a payment holiday. You had to do it before 31 March 2021. This let you temporarily suspend payments for up to 6 months and repay the amount at a later date.

Contact your lender directly if you have not had a payment break but you are struggling to pay your mortgage. They may suggest other options.

Repairs should be carried out

Repairs should still go ahead during the pandemic but some delays may be inevitable. There is government guidance for landlords and tenants on how to deal with repairs during the pandemic.

Get help if you're homeless

If you have nowhere to stay, you can make a homeless application to your local council. They may have temporary safety measures in place, but you can still apply for help. You can also search for hostels on the Homeless Link.

The council may have to provide you with long-term housing support if you're clinically vulnerable because of an increased risk of a severe coronavirus infection.

Further advice

You can get further advice from england.shelter.org.uk/housing_advice, a local Shelter advice service or local Citizens Advice.

If you have nowhere to sleep tonight, are at risk of harm or losing your home within the next 2 months, call Shelter Helpline on 0808 800 4444 for advice and information on your options. Calls are free from UK landlines and main mobile networks.



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Note
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