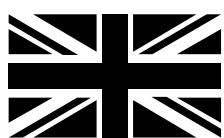


Covid-19 and housing

This factsheet advises on the measures that have been put in place to help with housing problems during the coronavirus pandemic.



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Note
Information contained in this factsheet is correct at the time of publication. Please check details before use.

Changes to notice periods

Before 1 October 2021 you were entitled to a longer notice if your landlord wanted you to leave. This included a section 21 no fault eviction notice. The longer notice rules applied to private landlords, housing associations and local councils.

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

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

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

Sometimes the notice could be shorter. For example, if you owed rent, you were accused of anti-social behaviour or you 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 could still happen

Your landlord or mortgage lender can start court action to evict you. If court action first started before 3 August 2020, 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 there may be some delays. 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 www.homeless.org.uk/search-homelessness-services.

The council may have to provide you with long-term housing support if you are at 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.