



Contents

- Services
- Training
- Housing Matters
- Focus on: EEA nationals and eligibility for homelessness assistance
- COVID-19 round-up
- News & updates
- Research, analysis & review
- Shelter Legal

Services



NHAS help inmate with mental health issues into accommodation after being declared intentionally homeless

One of our advisers recently helped a prison adviser secure accommodation for their client after his release from custody.

[Read more](#)



Specialist debt advice service

Need support with a difficult debt case?

Call the Specialist Debt Advice Service helpline on 03300 580 404 or submit an enquiry online.



Specialist advice on housing & welfare benefit queries

Need help dealing with housing & welfare benefit enquiries?

Call us on 0300 330 0517 or speak to an adviser via webchat.

Help Shelter reach more people in urgent housing need

In need of housing advice?

Tell clients to search **'Shelter housing advice'** for: 

<p>Housing advice </p> <ul style="list-style-type: none"> Information and guides Searchable by topic Available 24/7 	<p>Webchat </p> <ul style="list-style-type: none"> Fast, personalised advice Links to further information An emailed copy of your chat
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Tell clients to search 'Shelter housing advice' for:

- housing advice
- information and guides
- webchat for personalised advice

Please only refer clients to Shelter's emergency helpline if:

- they're at risk of harm
- they're homeless, or likely to be homeless, within 56 days

Access online advice & emergency helpline

Training Update

Online learning event: Supporting EEA nationals post-brexite

Wednesday 24th March 2021
9am - 1pm

This free Zoom event will provide delegates with an overview of current policy and best practise in relation to EEA Nationals.

Delegates will leave with an understanding of the main changes in legislation and guidance in relation to EEA Nationals and their families, identify options available to those who are

homeless, or at risk of homelessness, understand when specialist help is needed and where to get support.

Who should attend?

Anybody working in a local authority, voluntary agency or public authority whose role involves supporting EEA Nationals who are currently homeless or are at risk of homelessness.

[Find out more](#)

April webinars coming soon

Demand for NHAS funded February and March webinar dates has been exceptional. Most of our March sessions are already full. April sessions will be added to the [training portal](#) in late February.

[View March webinar schedule](#)

Housing Matters



Insolvency and rent arrears

Alexa Walker, a Senior Legal Editor at Shelter, explains the effect on rent arrears and possession proceedings when a tenant becomes bankrupt or subject to a debt relief order.

[Read full article](#)

Monthly round-up

A look at what's been happening over the last month, including the extended ban on mortgage repossession, update to N244 notice, change of housing minister and cases on local authority allocations policy, and failure to apply for an HMO licence.

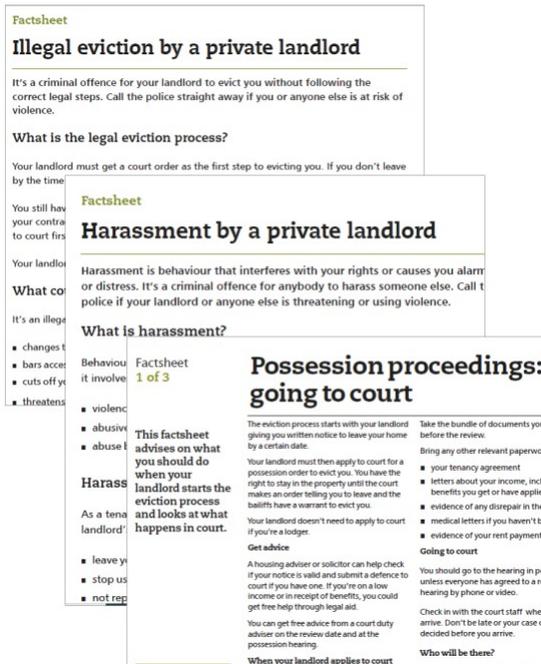
[Read full article](#)

January 2021 round-up

LEGISLATION, CASE LAW,
GUIDANCE AND NEWS

Factsheets

New and updated factsheets can be found under the following sections on the [website](#).



New: Harassment and illegal eviction

Harassment by a private landlord

Illegal eviction by a private landlord

Updated: possession and eviction

Possession proceedings: going to court

Possession proceedings: the court's powers

Possession proceedings: being evicted

Eviction if your landlord is repossessed

Updated: rent, benefits and money

Support for mortgage interest loans

[View all factsheets](#)

[View all Housing Matters news and articles](#)



The Brexit transition period came to an end at 11pm on 31 December 2020, bringing significant changes to the rights of EEA nationals to access homelessness assistance under the Housing Act 1996.

Settled status

Anyone who has been granted settled status under the EU settlement scheme will be eligible for assistance if they are habitually resident. Settled status is a form of indefinite leave to remain and falls under class C of people subject to immigration control who are eligible.

Pre-settled status

People granted pre-settled status under the scheme are only eligible if they are exercising a qualifying right to reside, for example, as a worker. The Immigration (EEA) Regulations 2006 were largely revoked but have been retained for this purpose.

Pre-settled status will not in itself make a person eligible. However, a recent case on the exclusion of people with pre-settled status from entitlement to benefits suggests that this could be open to challenge.

Temporary protection for those without settled status

EEA nationals and their family members who have not yet been granted status under the scheme may have temporary protection during a 'grace period' until 30 June 2021. For temporary protection to apply, the person must have been lawfully resident in the UK (but not necessarily physically present) on 31 December 2020.

Some close family members may be able to join them in the UK at a later date. People with temporary protection are only eligible for assistance if they are exercising a qualifying right to reside when applying as homeless.

Frontier workers

New regulations have also created an additional category of eligible EEA nationals – frontier workers. In practice, people in this category are less likely to need to apply for homelessness assistance, as by definition they are not primarily resident in the UK.

Most EEA nationals newly arriving in the UK from 1 January 2021 will be subject to immigration control. They will only be able to access homelessness assistance if they fall into one of the existing categories of people subject to immigration control who are eligible.

Find out more

Detailed information on eligibility for homelessness assistance, including the rights of EEA nationals, is available on Shelter Legal.

COVID-19 round up

Housing

Protection for renters extended again

Ministry of Housing, Communities and Local Government announce the ban on evictions for most tenants has been extended again, to 31 March.

Covid-19: Updated guidance on provision of night shelters

Government guidance updated 11 January, to help support local authorities and providers to mitigate the risks of COVID-19 within night shelters.

Covid-19: Compensation to local authorities for eligible income losses

Ministry of Housing, Communities and Local Government publish the first tranche of payments to local authorities in respect of income losses for April to July 2020.

Coronavirus: Student accommodation issues

House of Commons Library briefing outlining some of the issues for students and discussing how universities and accommodation providers have responded to demands for rebates.

Coronavirus: Student accommodation in England

House of Commons Library publication covering questions and answers about student accommodation during the coronavirus pandemic.

Debt

Mortgage repossession ban extended until 1 April

With effect from 29 January, Financial Conduct Authority guidance states that firms should not enforce repossessions, except in exceptional circumstances, before 1 April 2021.

Funding

Government announce £50 million to support students impacted by the pandemic

Universities will be able to help students facing additional costs for alternative accommodation, loss of employment, or extra costs to access their teaching online.

News & updates

Housing

Eddie Hughes new minister for rough sleeping and housing

Conservative MP Kelly Tolhurst has resigned as the minister for rough sleeping and housing. Assistant whip Eddie Hughes has been appointed as her replacement.

New charter for social housing residents

Government proposals to ensure that residents in social housing have safe, good quality homes, are listened to, and can take action if things go wrong.

Statutory homelessness in England: latest figures

Government statistics on homelessness applications, local authority duties and outcomes, and households in temporary accommodation.

Leaseholders in high-rise flats will not need to pay for removal of unsafe cladding

Government will provide £3.5 billion to replace unsafe cladding in residential buildings of at least 18 metres high, and cap costs for those in lower-rise buildings.

No blanket ban on pets in new standard tenancy agreement

Ministry of Housing, Communities and Local Government's recommended new standard tenancy agreement states landlords will need good reason to object to a pet.

Landlord prosecuted over fire risk flat

Landlord ordered to pay over £9,400 and will be added to a London list of rogue landlords for letting a former bank vault as an illegal and dangerous flat.

Government announces reforms of the leasehold system

Millions of leaseholders will be given a new right to extend their lease by 990 years and ground rents will be reduced to zero for all new retirement properties.

Ombudsman report council failed to support homeless domestic abuse victim

London Borough of Wandsworth failed to investigate a woman's homeless application and advised her to apply to the council area where she had suffered violence.

Ombudsman finds homeless family left in B&B for over a year

Redbridge Council social services failed to regularly review the family's situation, or to assess the harm caused by the extended stay in unsuitable accommodation.

Health

Increasing access to health care for people sleeping rough

Blogpost from The King's Fund on the NHS-funded Find and Treat service which provides health care for people experiencing street homelessness.

Debt

Breathing Space Scheme to be introduced for people struggling with debt

In May 2021, the Government are introducing a scheme to protect people in problem debt. Under the scheme, enforcement action can be paused and charges frozen for up to 60 days.

Welfare benefits

Local Housing Allowance rates from April 2021

Published 29 January by the Valuation Office Agency, the LHA rates for the year from 1 April 2021 are the same as the current rates.

Prisons

Government funding to help house prison leavers

£70 million support for prison leavers, includes £20 million to go into providing temporary basic accommodation for up to 12 weeks, and help to find permanent accommodation.

Funding

£50 million towards affordable moving-on housing

MHCLG launch the Move On Fund to increase the supply of move on accommodation and so free up hostel and refuge spaces.

New help for homeless people with no recourse to public funds

Funding from the Lloyds Bank Foundation to develop inclusive homelessness services and enable practitioners to respond appropriately to people with no recourse to public funds.

Free online events

Crisis conference: Women's homelessness matters

Three sessions in March focusing on women's experience of homelessness and how services can be more responsive to their particular needs.

Conference: Homelessness & migration

Homeless Link conference on Wednesday 17 March, providing homelessness services and commissioners with information and tools to better support homeless migrants.

Podcast: The health needs of people sleeping rough

How the NHS can meet health needs of rough sleepers, the Everyone In initiative and ending rough sleeping. With Louise Casey, recent chair of the Rough Sleeping Taskforce.

Research, analysis & review

Housing

Tackling the under-supply of housing in England

House of Commons Library briefing considering some of the barriers and potential solutions to increasing housing supply in England. Includes historical statistics on housing supply.

Older and Wiser: A practical guide for developing and running age-friendly homes

Housing Forum guide for social landlords and private companies focusing on providing better and more suitable housing provision for older people.

Right to Buy Sales in England: July to September 2020

MHCLG statistics on the number of dwellings sold by local authorities under the Right to Buy scheme, including statistics on receipts resulting from those sales.

Voluntary Right to Buy scheme for housing association tenants: pilot evaluation

Final evaluation of the VRTB pilot involving 44 housing associations and 6,000 tenants, looking at the demand and value for money of the scheme.

Improving Armed Forces accommodation for single personnel

National Audit Office and Ministry of Defence examine whether the accommodation provided meets the needs of both the MOD and of service personnel, and is cost-effective.

Multi-agency support for domestic abuse victims

House of Commons Library briefing on support available for victims of domestic abuse from social services, housing, benefits, health services and education settings.



What's new on Shelter Legal

In addition to the usual page updates, this month sees updates to Shelter Legal covering the position of EEA nationals in the UK following the end of the EU transition period.

To reflect the new framework, new pages have been added and existing content about eligibility of EEA and Non-EEA nationals and their family members has been reorganised.

People from abroad who are eligible for homeless assistance

New page sets out the groups of people from abroad who are eligible for homelessness assistance under Part 7 Housing Act 1996.

Eligibility of British and Irish citizens and their family members

Updated page includes information on the eligibility rules for family members of British citizens who derive their rights from retained EU law.

Wales: eligibility for help

Updated information on the eligibility of EEA nationals and their family members following the end of the EU transition period on 31 December 2020.

People with EU pre-settled status eligibility for homeless assistance

New page provides details of the homelessness eligibility rules that apply from 1 January 2021 to people with pre-settled status granted under the EU settlement scheme.

People with EU temporary protection eligibility for homeless assistance

New page on the eligibility rules that apply from 1 January 2021 to EEA nationals and their family members who are entitled to temporary protection until 30 June 2021.

Eligibility for universal credit

Updated page providing more detailed information on how eligibility for universal credit is determined, including information on the eligibility of EEA nationals for universal credit.

Overview of applications for homelessness assistance

New page contains an overview of applications for homelessness assistance under part 7 Housing Act 1996.

Who can claim universal credit

New page providing information on the basic conditions of entitlement to universal credit.

Harassment of occupiers by a landlord or agent

Summary judgment granted by the High Court to claimants for harassment including interference with water supply and vandalism by the defendant freeholder.

Covid-19: Court and tribunal hearings

No participant in court proceedings should be required to attend court unless it is necessary in the interests of justice.

Causal links in intentional homelessness

Applicant was intentionally homeless where they had committed offences of theft and later moved house, then lost that house as a result of the conviction.

Failure to licence an HMO

Landlord told by a local authority employee that there was no need to apply for an HMO licence could not rely on this as a defence to managing an unlicensed house.

Notice of seeking possession of a flexible tenancy

Court of Appeal upheld a High Court decision that where a tenant defaulted on rent, the local authority could only end a flexible tenancy in the fixed-term if there was a forfeiture clause.

Covid-19: Reactivation of possession proceedings

The deadline for filing a reactivation notice for claims that were subject to the stay on possession proceedings is extended to 30 April 2021.

Criteria for receiving civil legal aid

Page updated to confirm that retained EU enforceable rights remain in scope.

Local authority rent and rent increases

The limit on annual rent increases for 2021-22 was published on 3 December 2020 by the regulator of social housing.

PRPSH rent levels

The limit on annual rent increases for 2021-22 was published on 3 December 2020 by the regulator of social housing.

Appeals on a point of law to the county court

An appeal against an original decision of intentional homelessness could not be dealt with at the same time as an appeal of a review decision.

Notice of seeking possession to end an assured tenancy

A section 8 notice issued on rent arrears ground was valid even though it contained the name and address of the landlord's agent and not the details of the landlord.

Public sector equality duty under the Equality Act 2010

An initial failure to comply with the PSED could be remedied at a later stage when bringing possession proceedings.

For the latest updates online, see [Shelter Legal's What's New](#)

Thank you for reading,
The team at NHAS

Who we are?

We provide free expert advice, training and support to professionals working in local authorities, voluntary advice agencies and public authorities in England.

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