



Contents

- [Services](#)
- [Training](#)
- [Housing Matters](#)
- [Focus on: eviction of tenants](#)
- [COVID-19 round-up](#)
- [News & updates](#)
- [Research, analysis & review](#)
- [Shelter Legal](#)

Services



NHAS help voluntary agency secure accommodation for male domestic abuse victim

One of our advisers recently supported a voluntary organisation worker in achieving temporary accommodation for their male client, a victim of domestic abuse.

[Read more](#)

Specialist Debt Advice Service



Need support with a difficult debt case?

Call the Specialist Debt Advice Service

Specialist advice on housing & welfare benefit queries



Need help dealing with housing & welfare benefit enquiries?

helpline on 03300 580 404 or [submit an enquiry online](#).

Call us on 0300 330 0517 or [speak to an adviser via webchat](#).

Training Update

Professionals skills webinars

Did you know, as well as our huge range of housing law and homelessness related webinars, our funded programme includes a number of professional skills topics? Book now for sessions in February and March:

Casework Skills: Good Practice:

16 Feb 11.30am | 17 Feb 9.30am | 25 Feb 11.30am | 15 March 10.30am | 31 March 2.30pm

Introduction to Motivational Interviewing:

3 Feb 9.30am | 16 Feb 2.30pm | 25 Feb 2.30pm | 8 March 2.30pm | 26 March 10.30am

Introduction to Telephone Skills:

15 Feb 10.30am | 23 Feb 2.30pm | 11 March 10.30am | 29 March 10.30am

Time Management During Remote Working:

25 Feb 10.30am | 5 March 10.30am | 25 March 10.30am | 26 March 10.30am

Login to the [training portal](#) to check availability and book places. If you don't have a login please [email us](#).

Don't forget: all our funded webinars can be delivered for free, to groups of 15-60 staff, including basic tailoring where appropriate. Please contact us with any requests.

New Pre-recorded webinars

To help meet demand we have released our first two pre-recorded webinars, both around 40 minutes long. Follow the links below and click 'details' (below the course title) to see what they cover and who they are aimed at.

- [Understanding Homelessness and Housing: Local Authority Duties](#)
- [Houses in Multiple Occupation: Mandatory Licences](#)

If these topics are relevant to you try them out. Send feedback to nhastraining@shelter.org.uk

Webinar availability

Places on our webinar sessions go quickly. All January, and many February, sessions are full. We advise against joining waiting lists for January sessions as lists are already long so it is unlikely spaces will become available.

[View February & March webinar schedule](#)

Housing Matters

**Dec 2020 / Jan 2021
round-up**

LEGISLATION, CASE
LAW, GUIDANCE
AND NEWS

Monthly round-up

A look at what's been happening over the last month including the evictions extension, legal aid for homeowners, local housing allowance and cases on statutory overcrowding and EEA nationals.

[Read full article](#)

Brexit round-up

This month a separate [Brexit round-up](#) summarises the main legislation and guidance that applies from 1 January 2021.



[Read full article](#)



Factsheets

A new factsheet has been added to the 'Rent, benefits and money' section:

- How to deal with priority debt

These factsheets within the 'Homelessness' section have been updated:

- Habitual residence test
- Applying as homeless: people from abroad
- Brexit: EEA nationals

[View all factsheets](#)

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



Focus on: eviction of tenants

The [Public Health \(Coronavirus\) \(Protection from Eviction\) \(England\) Regulations 2021 SI 2021/15](#) came into force on 11 January 2021 to extend the ban on evictions until after 21 February 2021.

The pause on evictions originally started on 17 November 2020 under [previous regulations](#). No person has been able to attend a property to:

- execute a writ or warrant of eviction, or
- deliver a notice of eviction.

Because a notice of eviction must give 14 days' notice of a writ or warrant being executed, in practice evictions cannot take place until 8 March 2021 unless the case falls into one of the exceptions listed below.

There are exceptions to the ban, meaning that warrants can be executed in cases of:

- anti-social behaviour
- nuisance or annoyance, illegal or immoral use of the property
- domestic violence
- obtaining the tenancy by a false statement
- where the claim was against trespassers

There are also exceptions for substantial rent arrears where a possession order has been made wholly or partly on a rent arrears ground.

Between 17 November 2020 and 11 January 2021, a warrant or writ could be executed where the amount of rent arrears was equal to or greater than nine months' rent at the time the possession order was granted. Arrears that had accrued after 23 March 2020 were disregarded.

From 11 January 2021, a warrant or writ can be executed where the amount of rent arrears is equal to or greater than six months' rent at the time the warrant is applied for. A claimant relying on this exception should state the amount of arrears in the application for the warrant.

The regulations also cover applications for warrants by mortgage lenders, with no exceptions. The FCA has produced [draft guidance](#) extending the ban on repossessions (meaning carrying out evictions) until 1 April 2021.

Full details, including the tenancy types and grounds for possession affected by these regulations are available on [Shelter Legal](#).

COVID-19 round up

Housing

[Protection for renters extended and extra support for rough sleepers](#)

Government announces the ban on evictions is extended to 21 February and confirms an additional £10m to help local authorities house rough sleepers.

[Covid-19: updated guidance on provision of hostel services](#)

Ministry of Housing, Communities and Local Government guidance, updated 6 January, on keeping residents in hostel accommodation safe.

[Moving home in England: updated guidance](#)

MHCLG guidance updated 7 January for people moving home, whether as owner-occupiers, private or social renters, during the coronavirus outbreak.

[Covid-19 and renting: updated guidance](#)

MHCLG guidance updated 8 January providing advice for landlords, tenants and local authorities about their rights and responsibilities during the pandemic.

[Understanding the possession action process: updated guidance for tenants](#)

MHCLG guidance updated 11 January for tenants who are renting privately on an assured or assured shorthold tenancy in England and Wales. Includes covid-19 changes to the rules.

[Everyone in: snapshot for November - numbers of people helped](#)

MHCLG survey data showing how many people sleeping rough were helped by the 'Everyone in' campaign. Shows numbers for November for individual local authority areas.

[Covid-19: Government support for landlords and tenants](#)

House of Commons library briefing paper looking at Government measures to assist renters. Includes the extension to 21 February for the ban on evictions.

[Covid-19: Government support for rough sleepers](#)

House of Commons library briefing paper outlining Government measures to support rough sleepers during the pandemic and looking at the impact of these measures.

Funding

[COVID-19: emergency funding for local government](#)

MHCLG guidance on allocations of additional funding to local authorities in 2020 to 2021 and additional support for local government in 2021 to 2022.

News & updates

Housing

[Housing associations and the voluntary Right to Buy schemes](#)

House of Commons library publication looking at the current situation of the two voluntary Right to Buy pilot schemes for housing association tenants.

[Support for care leavers](#)

House of Commons Library briefing providing an overview of the Government's policies to support care leavers in key areas, including housing.

[Landlord jailed for illegal eviction](#)

Landlord who breached a court order not to harass or evict his tenants has been given a prison sentence.

[Amendments to the Homelessness Code of Guidance](#)

Amended on 31 December, chapter 7 of the code sets out the eligibility rules for homeless assistance and allocations of social housing for EEA nationals after 31 December 2020.

Updated Allocation of Accommodation Guidance

On 31 December MHCLG updated the Allocation of accommodation: guidance for local authorities. Chapter 3 sets out the new rules around eligibility for social housing allocations.

Welfare benefits

Discretionary council tax reductions for young people leaving care.

Letter highlighting report from the National Implementation Advisor for Care Leavers looks at supporting care leavers, and the local authority power to offer council tax reductions.

Council tax information for local authorities

Collection of letters providing information on Council Tax issues, including calculation tools and the Breathing Space scheme.

Funding

£23 million for rough sleepers with drug and alcohol dependency

MHCLG and Department of Health and Social Care funding to help rough sleepers access drug and alcohol treatment, including detox and rehabilitation services.

MHCLG announce increase in council funding

Councils across England will receive £51.2 billion next year – an increase of £2.2 billion from last year, as well as an estimated £3 billion of additional support to deal with the pandemic.

Local authority Homelessness Prevention Grant 2021 to 2022

Information from MHCLG about the £310 million Homelessness Prevention Grant. Contains the allocation figures for individual local authority areas.

Free online events

Webinar on homelessness, 'no DSS' discrimination and the Equality Act

Garden Court Chambers 90-minute webinar on Thursday 21 January looking at using the Equality Act for 'No DSS' cases and homelessness reviews and appeals.

Covid-19: webinar on safeguarding and homelessness

Local Government Association two-hour webinar on Monday 25 January discussing lessons learned from the response to adult safeguarding and homelessness during the pandemic.

Webinar on council tax debt and flexible collection policies

Policy in Practice 75-minute webinar on Wednesday 27 January looking at optimising council tax collection while protecting the vulnerable.

Research, analysis & review

Housing

House of Commons 'Insight' on the rough sleeping immigration rule

Exploring the new rule on refusal or cancellation of someone's permission to stay in the UK if sleeping rough, when the rule fully takes effect and why it's controversial.

Investigation into the housing of rough sleepers during the pandemic

National Audit Office report supporting Parliamentary scrutiny into the Government response to covid-19, looking at actions taken to rehouse rough sleepers in England.

Findings from MHCLG rough sleeping questionnaire

Report providing insights into the experiences of over 500 people who have slept rough, exploring their support needs and use of public services.

Costs of renting in the private sector

Office for National Statistics (ONS) report on monthly rental prices for the private rental market in England.

ONS reports highest annual number of deaths of homeless people

Experimental Statistics covering the deaths of homeless people in England and Wales from 2013 to 2019.

[English Housing Survey 2019 to 2020](#)

MHCLG headline report covering tenure, variations in affordability according to tenure and an overview of the housing stock in England.

[Social housing lettings in England, April 2019 to March 2020](#)

MHCLG statistics covering new social housing lettings by local authorities and private registered providers. Contains information on tenants, tenancy type and length, and rents.

Health

[How housing affects health](#)

The Health Foundation explores the links between housing and health, looks at inequalities in housing, and considers the impact of the pandemic.



What's new on Shelter Legal

These changes affected Shelter Legal pages this month:

[Referrals: relief duty stage](#)

Updated page clarifying that a referral can be made to a second local authority in cases where a homeless applicant would be owed the relief duty.

[Covid-19: Protection for tenants](#)

New Regulations impose a stay on evictions with exceptions for some cases including anti-social behaviour, domestic violence and substantial rent arrears.

[Criteria for receiving civil legal aid](#)

From 28 January 2021 homeowners applying for legal aid can disregard the amount of their mortgage when assessing capital.

[Eligibility for universal credit](#)

The Court of Appeal held that the regulations preventing EEA nationals from relying on pre-settled status when claiming benefits amount to unlawful direct discrimination.

[EU settlement scheme](#)

EEA nationals resident in the UK by 31 December 2020 have a 'grace period' until 30 June 2021 to apply for leave to remain in the UK.

[Right to reside](#)

Information about the rights of EEA nationals and their family members between 1 January and 30 June 2021.

[Local authority allocation schemes](#)

The Court of Appeal held that an applicant who had moved into a one-bedroom flat with their family had not deliberately caused their household's subsequent overcrowding.

[Structure of civil courts, tribunals and criminal courts in England](#)

This new page consolidates information about the civil and criminal courts and tribunals, hierarchy of the courts and procedural rules.

[Challenging service charges for leasehold properties](#)

The Court of Appeal held that the wording of a tenancy agreement allowed a landlord to start charging a tenant for maintaining the grounds, when originally there was no charge.

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.



Follow us:

[LinkedIn](#)
[Facebook](#)

Can't read this email? [View online version](#)

If you wish to unsubscribe, please click on the link below.
Please note this is an automated operation.

<http://email.shelter.org.uk/u/1yfqDAalPgw>

powered by  adestra