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Services



Citizens Advice use breathing space scheme to suspend eviction warrant

An NHAS adviser supported a Citizens Advice worker in registering their client's rent arrears debt for Breathing Space. This resulted in an eviction warrant being suspended.

[Read more](#)



**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](#).



**Specialist
Debt Advice
Service**

**Need support with a difficult
debt case?**

Call the Specialist Debt Advice Service on 03300 580 404 or [submit an enquiry online](#).

The people who need us most can't always get through

**SHELTER'S
HELPLINE IS FOR
EMERGENCIES
ONLY**

Please only give our helpline number to clients who are:

- homeless or will be soon
- at risk of harm in their home

For everything else – tell clients to search 'Shelter housing advice' or visit shelter.org.uk/housing_advice.

Our website has advice and information that can help with issues including disrepair, ending a tenancy, landlord harassment and eviction.

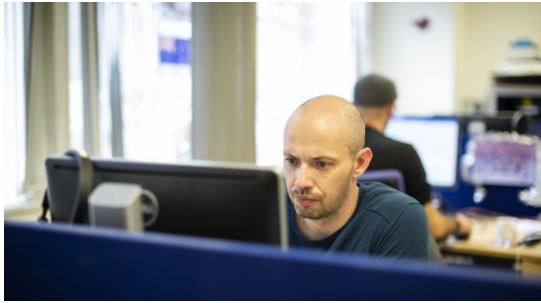
Help us get the right outcome for your clients. Only signpost to our helpline if it's an emergency.

If you are a housing professional, for advice, training, and help with legal and practical issues visit the [Shelter for Professionals webpages](#).

Training update

August and September dates available to book

Our MHCLG funded programme offers a range of awareness, introductory and intermediate level training sessions that cover various housing law, homelessness and professional skills topics.



August and September webinars are now available to book via the [portal](#).

[View the schedule](#)

New webinar: Domestic Abuse Act 2021

This new ninety-minute webinar provides an introduction to the changes introduced by the Domestic Abuse Act 2021. Content includes:

- The new statutory definition of domestic abuse
- The Domestic Abuse Commissioner role
- Changes being made to Domestic Abuse Protection Notices and Orders
- New local authority duties under the legislation
- Changes to protect victims of domestic abuse in criminal and family law proceedings
- Changes to the Criminal Offence of Coercive and Controlling Behaviour in intimate and family relationships
- Changes to the Criminal Justice & Court Act to criminalise threats to disclose private sexual photographs/films (“Revenge Porn”)
- New criminal offence for non-fatal strangulation
- Changes being made to the prosecution and management of offenders
- Changes being made to housing legislation

This webinar will be running on; Wednesday 25 August, Monday 6 September and Thursday 28 October 9.30am - 11.00am*

**Due to high demand places are filling up fast please book early to avoid disappointment.*

[Book your place today](#)

Housing Matters



Homelessness rights of family members of EEA nationals after



Joint tenants: ending the tenancy early

Brexit

Alona Kiriak and Ewa Brem, senior legal writers at Shelter, outline the eligibility for homelessness assistance rules for family members of EEA nationals.

[Read more](#)



Vulnerability and priority need in homelessness applications

Shelter's legal team and NHAS have updated the popular vulnerability guide for July 2021 to include new information about Covid-19 and the Domestic Abuse Act 2021.

[Read more](#)

Charlie Howard, a senior housing adviser at Shelter, looks at how a joint tenancy can be ended early, and the consequences for the remaining tenants when one person moves out.

[Read more](#)



Monthly round up of legislation, case law, news and guidance

Increased eligibility limits for DROs, Court of Appeal rules on s21 for tenancies that started before 1 October 2015, High Court decision on Zambrano carers right to reside.

[Read more](#)

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



NHAS guide: Are you worried about your mortgage?

This NHAS guide for borrowers in mortgage arrears now includes information about Coronavirus related payment breaks and the new breathing space debt respite scheme.

[Read more](#)

Factsheets

All NHAS factsheets have been reviewed and updated for 2021.



[View all factsheets](#)

Shelter Legal

These pages of Shelter Legal have been updated this month:

- [Automatic priority need for victims of domestic abuse](#)
- [Intentional homelessness and affordability calculations](#)
- [Energy performance certificates & section 21 notices for pre-October 2015 ASTs](#)
- [Digital only immigration status and discrimination](#)
- [New category of persons eligible for homelessness assistance](#)
- [Fit and proper persons register of mobile home site managers](#)
- [Change to the eligibility limits for a debt relief order](#)
- [Breathing space debt moratorium and possession proceedings](#)

For all the latest updates online see [what's new on Shelter Legal](#)

Focus on the Domestic Abuse Act: homeless domestic abuse victims in automatic priority need

From 5 July 2021, people who are homeless because of domestic abuse are in automatic priority need. They no longer need to satisfy the requirement of being vulnerable due to fleeing violence.

This change affects homeless applications and homelessness decisions made on or after 5 July 2021.

The Domestic Abuse Act 2021 defines domestic abuse as abusive behaviour towards another person who is personally connected to the perpetrator. Both the perpetrator and the victim must be at least 16 years old for the definition to apply, although the behaviour itself can be directed against someone's child.

Abusive behaviour is not limited to physical violence and includes any behaviour which is threatening, controlling or coercive, as well as physical, sexual, psychological, emotional, economic and other forms of abuse.

People are personally connected if they are married, in civil partnership, jointly responsible for a child or members of the same family, including step and half family relations. It covers people who are, or have been, in an intimate relationship with each other.

A homeless applicant is entitled to emergency accommodation if there is a reason to believe that they may be eligible, homeless and in priority need. 'Reason to believe' is a low evidential threshold. It means that as long as there is a reason to believe that a

person is homeless due to domestic abuse, the priority need requirement for emergency accommodation is met.

Emergency accommodation lasts for the duration of the relief duty or, if homelessness cannot be relieved and the person is not intentionally homeless, until the local authority provides accommodation under the main housing duty.

Updated Chapter 21 of the Homelessness Code of Guidance for Local Authorities

COVID-19 round up

Housing

Right to rent temporary measures extended

The temporary safety measures allowing landlords to check documents remotely during the coronavirus pandemic have been extended to 31 August 2021.

News & updates

Housing

Automatic priority need for victims of domestic abuse

From 5 July 2021 people who present as homeless to the local authority because of domestic abuse are in automatic priority need for homelessness assistance.

Updates to the Homelessness Code of Guidance

Chapters 21 (Domestic abuse) and 25 (Modern slavery and trafficking) have been updated.

EU Settlement Scheme application deadline

For most EEA nationals and their family members the last day to apply to the EU Settlement Scheme was 30 June 2021. Late applicants must show they had 'reasonable grounds' for delay.

EU Settlement Scheme landlord toolkit

The Home Office toolkit for landlords explains how they can support tenants with applications to the EU Settlement Scheme.

Legal support pilot for housing disrepair

The Ministry of Justice has launched an online tool to provide members of the public affected by housing disrepair with tailored help and signposting.

Support for people sleeping rough

On 22 June 2021 the MHCLG announced plans to build on the 'Everyone In' initiative and help people sleeping rough by the government, councils and charities working more closely together.

Safety in high-rise blocks of flats

On 5 July the government published the Building Safety Bill together with accompanying information and factsheets. The Bill aims to improve safety in high-rise blocks of flats by introducing new management responsibilities and establishing a new regulatory body.

Welfare benefits

Social assistance for EEA nationals with pre-settled status

The Court of Justice of the European Union (CJEU) has ruled that a refusal to award universal credit to people with pre-settled status does not breach EU law.

Backdating child benefit for refugees

The High Court has ruled that asylum seekers whose asylum application has been successful are entitled to have their child benefit backdated.

Funding

Move On Fund

The government has announced a budget of £50 million to support the Move On Fund which forms part of the new Rough Sleeping Strategy.

COVID Local Support Grant extension

The DWP has issued guidance on the local support grant extension. The funding is aimed at ensuring vulnerable households have access to food and other essentials.

Prison

Women's Policy Framework

The Ministry of Justice has published the framework which sets out the duties, rules and general guidance for working with women offenders in custody and the community.

Consultations

Fire safety and evacuation plans

The government is seeking views on how to implement recommendations from the Grenfell Tower Inquiry Phase 1 in relation to personal emergency evacuation plans.

Free online events

Mediation and Housing - What you need to know

A free webinar organised by Garden Court Chambers on 29 July 2021.

Research, analysis & review

Housing

English Housing Survey 2019 to 2020

Reports on home ownership, private rented sector, social rented sector, well-being and neighbourhoods, home adaptations, feeling safe from fire and energy have been added to the collection of documents.

Supporting victims and survivors of domestic abuse – briefing

The House of Commons Library has published a briefing on what support is available to victims and survivors of domestic abuse.

Housing Ombudsman new Insight Report

The new Insight Report for January to March 2021 is now available. The report shows an increase of 73 per cent in complaints and enquiries comparing to the same period last year.

Housing supply: indicators of new supply statistics

The Ministry of Housing, Communities & the Local Government has published new information about the indication of the levels of and trends in new housing supply in England.

Property supply to the lower end of the English private rented sector

The University of York has published a summary of key findings from their research into housing for private tenants in receipt of housing-related benefits.

Increase in bed and breakfast temporary accommodation spending

The latest analysis by the Local Government Association shows a 430% increase in spending on temporary bed and breakfast accommodation for homeless people.

Rough sleeping statistics

The annual Combined Homelessness and Information Network (CHAIN) statistics for April 2020 to March 2021 show 94 per cent increase in rough sleeping since 2011/12.

ONS data on private renting

How the ONS gathers data about the private rented sector for statistics and research purposes.

The Domestic Abuse Act 2021: What does it mean for social housing providers?

The Act will have important ramifications for social housing providers – including changes for homelessness under Part VII of the Housing Act 1996.

Welfare benefits

Benefit cap statistics

The Department of Work and Pensions statistics on the benefit cap between 15 April 2013 and February 2021 are now available.

Discretionary Housing Payment (DHP) fund analysis to March 2021

The DWP has published its analysis of end of year returns from local authorities on the use of DHPs. Local authorities spent 94% of their allocated funding, compared to 98% in 2019-2020.

ARCH/NFA Welfare Reform Survey 2021

The report predicts a possible increase in homelessness caused by a combination of factors, including rising rents leading to rent arrears and resulting in evictions.

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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