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Services

The housing costs element of universal credit following a relationship breakdown



Sarah Ventress joined NHAS last summer as a Welfare Benefits Specialist on the [Advice Line](#).

Sarah recently spoke with *Claire** from Citizens Advice. *Claire* was supporting a client who was separating from his partner. She was concerned the ex-partner would only receive benefits for half of the rent, as the tenancy is in joint names.

[Read more](#)



Specialist advice on housing & welfare benefit queries

Need help dealing with housing & welfare benefit enquiries?

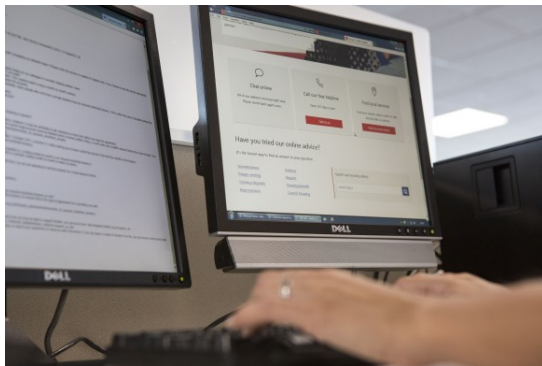
Call us on 0300 330 0517 or [speak to an adviser via webchat](#).



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](#).



Shelter's tenancy rights checker

Shelter tenancy status checker can help you establish what type of tenancy or licence an occupier has. The type of agreement someone has affects their legal rights.

[Read more](#)

Thames Reach outreach service

The Sustaining Tenancies Accommodation & Resettlement (STAR) partnership with Shelter, Praxis, St Mungo's, and Stonewall Housing helps people in London who are sleeping rough or in danger of becoming homeless.

Thames Reach delivers face-to-face support to people with complex needs, including those in rough sleeping hotspots, and to those at risk of losing their tenancy due to anti-social behaviour, poor mental health, or drug and alcohol issues.

Through STAR, service users are able to access training and employment, and improve their physical and mental health. Specialist support is provided by mental health practitioners from Enabling Assessment Service London (EASL).

To find out more or to make a referral, please email STARreferrals@thamesreach.org.uk.

Training update



Online learning event: focus on eligibility

Thursday 8 July 2021

This Ministry of Housing, Communities and Local Government (MHCLG) funded Zoom event will explore the latest changes to legislation and policy affecting eligibility for housing and homelessness assistance in England.

[Book your place](#)

June & July webinars

Our ninety-minute MHCLG funded webinars, delivered by Shelter, are in high demand with limited spaces available on some topics. Take a look at the [webinar schedule](#) to check availability and book through the [training portal](#).

[View the schedule](#)

Housing Matters



EEA nationals' homelessness rights after Brexit

Eligibility of EEA nationals for homelessness help changed on 1 January 2021. The deadline for applications to the EU Settlement Scheme is approaching on 30 June 2021.

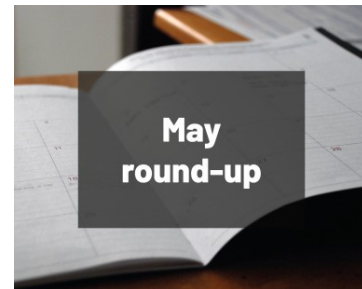
[Read more](#)



Section 21 notices: getting the dates right

John Gallagher, Principal Solicitor at Shelter, examines the rules governing Section 21 notices. This article focuses on the basic notice requirements.

[Read more](#)

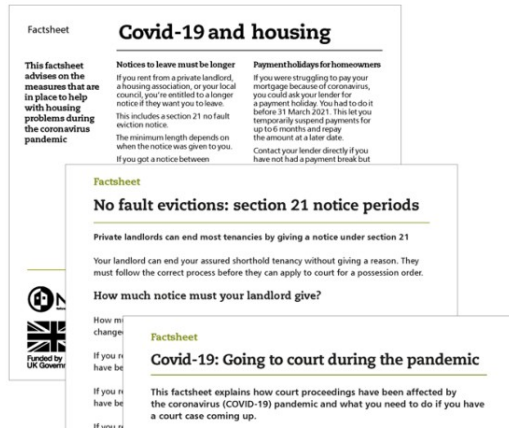


Monthly round-up of legislation, case law, guidance and news

This month's round-up includes the end of the eviction ban, changes to notice periods, new prescribed forms for Section 8 and Section 21 Notices and LHA shared accommodation rates.

[Read more](#)

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



Factsheets

Updated factsheets can be found under the following section on the [factsheets page](#):

COVID-19 (Coronavirus)

- *Updated:* Covid-19 and housing
- *Updated:* Going to court during the Covid-19 pandemic
- *Updated:* Section 21: notice periods

[View all factsheets](#)



Focus on: Right to Rent of EEA citizens and final chance to apply to the EU Settlement Scheme

From 1 July 2021 EEA citizens and their family members require immigration status in the UK, in the same way as other people from abroad. They can no longer prove their right to rent by showing their EEA passport or national ID card.

Most EEA citizens resident in the UK have already applied to the [EU Settlement Scheme](#) and have digital evidence of their UK immigration status. They can evidence their right to rent by using the Home Office [online right to rent service on GOV.UK](#) to share their status.

People with settled status granted under the scheme have an unlimited right to rent. Those with pre-settled status qualify for time-limited right to rent.

The final deadline for making an application to the EU Settlement Scheme is 30 June 2021. After this date, the Scheme will continue to receive late applications and applications for settled status made by people initially granted pre-settled status. Some family members of EEA nationals in the UK can apply to the Scheme after 30 June 2021.

Some EEA citizens have another form of leave in the UK, which is held in a physical document. Those documents are now included in the right to rent prescribed document lists, providing landlords with a statutory excuse against liability for a civil penalty.

The [government guidance](#) for landlords, homeowners and letting agents on how to carry out right to rent immigration checks has been updated to reflect this change.

[More information on Right to Rent immigration checks](#)

COVID-19 round up

[COVID-19: guidance for hostel services for people experiencing homelessness and](#)

rough sleeping

The government has updated guidance for commissioners and providers of hostel services to add information about testing requirements for staff and workers.

News & updates

Housing

New priority need category for victims of domestic abuse from July

The government has announced that changes to homelessness legislation introduced by section 78 of the Domestic Abuse Act 2021 are expected to come into effect in July 2021.

Changes to the eligibility regulations for Hong Kong nationals

From 29 June 2021 people with Hong Kong British National (Overseas) status who have recourse to public funds are eligible for an allocation of social housing and homelessness assistance.

EEA citizens - draft code of practice on right to rent updated

The government has updated guidance for landlords, homeowners and letting agents on how to carry out right to rent checks on EEA nationals from 1 July 2021.

Validity of section 21 notice flowchart

The NearlyLegal blog provides an updated section 21 notice flowchart that reflects the new 4 month notice period required for section 21 notices served between 1 June and 30 September 2021.

Welfare benefits

Discretionary housing payments funding cut

The Guardian has reported that the government is cutting DHP funding to local authorities to £140m in 2021/22 (a reduction of 22%).

Funding

Social investment pilot to fund over 200 homes for rough sleepers

Rough Sleeping and Housing Minister Eddie Hughes has announced partnership with Big Society Capital that will see a total of £30 million invested in new homes for rough sleepers.

Consultations

Domestic abuse support within safe accommodation

On 15 June 2021 the government launched a consultation on the draft statutory guidance and two sets of regulations detailing the new local authority duties under Part 4 of the Domestic Abuse Act 2021. The deadline for responses is 27 July 2021.

Research, analysis & review

EU Settlement Scheme application deadline

The House of Commons library has published a briefing paper for MPs and their staff dealing with constituency casework related to the EU Settlement Scheme deadline.

Housing an ageing population: a reading list

The House of Commons Library has published a list of publications on the issue of how to house an ageing population now, and in the future.

Social rented housing (England): past trends and prospects

The House of Commons Library has published a briefing looking at social rented housing, barriers to development, and prospects for a “step change” in supply.

LGA plan to prevent families at ‘cliff-edge’ of homelessness

The Local Government Association has published a six-point plan to protect vulnerable households who could lose their homes after the end of the ban on bailiff evictions on 31 May, and to tackle homelessness in the long-term.

Home Office factsheet on Domestic Abuse Act

The Act will place a duty on local authorities to support victims of domestic abuse in refuges and other safe accommodation and give all eligible homeless victims of domestic abuse automatic priority need for homelessness assistance.

Modern slavery victims and homelessness

The charity Crisis has published a report finding that current government support for people experiencing modern slavery is leaving many victims without a safe home and at risk of further exploitation.

Shelter Legal

These pages of Shelter Legal have been updated this month:

- **[Covid-19: Protection for tenants](#)**
- **[Covid-19: Benefits and income](#)**
- **[EU Settlement Scheme](#)**
- **[Suitability of homelessness accommodation](#)**
- **[Possession proceedings process](#)**
- **[Breathing space debt moratorium and possession proceedings](#)**
- **[Right to rent immigration checks](#)**

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

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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