



Preventing homelessness and improving housing through expert advice, training and support to those working at the frontline

Here to help local authorities and advice agencies on 0300 330 0517



[Consultancy Line](#)



[Housing Debt Casework](#)



[Training](#)

NHAS Training Update:

We are pleased to confirm that the NHAS training contract will be extended to the end of March 2018. This means that we will continue to deliver a schedule of webinars, and in-house courses and briefing requests, up to the end of March 2018.

New developments include our Local Authority course '[Homelessness Reduction Act for Housing Options Staff](#)', which is now available to book in-house, and our **Introduction to the Homelessness Reduction Act** webinar as part of our scheduled programme of webinars for all [Local Authorities](#) and [Voluntary Agency](#) members.

Homelessness Reduction Act

Marcus Jones MP has written to all local authority Chief Executives to advise that it is the government's intention to introduce secondary legislation commencing the Homelessness Reduction Act 2017 in April 2018.

[Read the letter to LAs](#)

[Welcome to Polly Neate the new CEO of Shelter who started in the role Monday 14 August.](#)

[Housing Matters Issue 119 – August 2017](#)



In this edition, we have articles on Service Family Accommodation, the Homelessness Reduction Act 2017 and a Tenant's notice to quit. Our factsheet for this edition is Fire safety for tenants.

Other useful items include an update on the benefit cap and how it is applied to lone parents with children under the age of two, and forthcoming changes to support for mortgage interest and Housing First.

All of our factsheets are available online: www.nhas.org.uk/factsheets

Stats/Updates/etc

- [Benefit cap: number of households capped to May 2017](#)
- [Mortgage and landlord possession statistics quarterly: April to June 2017](#)

Right to Reside

The Public Interest Law Unit at Lambeth Law Centre has been granted permission to judicially review the Home Office's policy which construes rough sleeping by EEA nationals as an 'abuse' or 'misuse' of the right to freedom of movement. The full hearing is due to take place in October 2017. In the meantime, any EEA national served with a notice of removal on that ground can ask for their appeal against removal to be postponed pending the outcome of the judicial review.

[Find out more on the Migrants Rights blog](#)

Right to Rent private landlords' duty to carry out immigration status checks

The House of Commons Library briefing paper provides an overview of Right to Rent checks which must be carried out by private landlords/agents in England. The checks were introduced by the Immigration Act 2014. Breaches may, in some circumstances, amount to a criminal offence after changes introduced by the Immigration Act 2016.

[Go to the Right to Rent briefing paper](#)

Department of Work & Pensions

- **Universal Credit and rented housing: guide for landlords**
On 4 August 2017 the Department for Work and Pensions published an updated version of [Universal Credit and rented housing: guide for landlords](#) which was originally published in August 2016.
- **Immediate access to hardship payments extended to help mental health and homelessness**
Extra protections are being put in place for people receiving Jobseeker's Allowance (JSA) who have a mental health condition or are homeless and had their benefits reduced because of a sanction. The regulations will come into effect from October, and are expected to help around 10,000 jobseekers over the next 4 years. [Go to the DWP Press Release](#)

Recently published

- [Housing our homeless households](#) The LGA's report responds to rising concern amongst local authorities about the increasing homelessness pressures being faced across the country
- [Independent review of building regulations and fire safety](#) announced, along with a [report of the result of the first large scale tests](#)
- [Planning and affordable housing for Build to Rent](#) (summary of consultation responses)
- [£45 million 'Land Release Fund'](#) launched - Councils can bid for funding for land remediation and small-scale infrastructure, which will help bring sites forward for housing that would not have otherwise been developed.
- [Access to homes for under-35's: the impact of welfare reform on private renting](#)
- [Poverty, evictions and forced moves](#) – a report from the Joseph Rowntree Fund, exploring the rise in evictions over the past 12 years.
- [Judicial Review Guide](#) – recently published guide is intended to assist court users by bringing together the relevant statutes, procedure rules and case law, and guidance on how cases should be conducted.

Case Law

- [Housing Matters Case List](#) - Recent homelessness and allocation cases, and cases from other areas of law which may have significance for homelessness decisions.
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Housing Advisers Programme



The Local Government Association have designed the Housing Advisers Programme to help councils tackle local housing challenges. The Programme, which funds the provision of an independent expert for up to 20 days, is available to local authorities undertaking a specific project that delivers and plans for new homes, reduces homelessness, or helps councils generate savings or revenues.

[Find out more about the LGA Housing Advisers Programme](#)

Advice on Fire Safety

Citizens Advice has produced [new advice content on fire safety](#) to give support and guidance to people concerned about fire safety in their homes. Given the uncertainty in how different local authorities are addressing fire safety, Citizens Advice will update the content as the situation changes. You can use the feedback link at the bottom of the page to let Citizens Advice know about the issues your clients are facing and how they can improve/update the content.

Consultation

[Tackling unfair practices in the leasehold market](#): Seeks views on prohibiting the sale of new build leasehold houses, limiting ground rents and protecting leaseholders from possession orders.

Closes on 19 September 2017

NHAS Updates



Have you tried our Consultancy Webchat? Our webchat can deal with a range of queries, and the bonus with this form of contact is that a copy of the conversation can be sent out on the same day, and usually within an hour of the chat ending. Webchat is accessed by going to www.nhas.org.uk and clicking on the 'live chat' button.

A recent example of a typical webchat enquiry is from a member that wanted to check whether a landlord could evict a client using the new eviction process for occupiers with no right to rent. Our adviser, Aimee, took time to explain about right to rent checks, and through this found out the tenants were EEA nationals. Aimee could then confirm that EEA Nationals have unlimited right to rent and as such, the tenancy would be treated the same as any other assured shorthold tenancy agreement, and the correct procedure for ending such a tenancy should be followed. Our member had information regarding right to rent that could be discussed with the landlord who wanted to evict the tenant due to being unsure of the rules. Aimee sent a copy of the transcript to the member within an hour of the chat ending.

Feedback: Very good advice, thank you.

NHAS Bitesize

We will be making improvements to our Bitesize platform, look out for more information in the coming weeks.

If you'd like to be added to or removed from our distribution list, or have problems accessing any of the materials in the bulletin, please email nhas@shelter.org.uk.

Regards,
The NHAS Team
www.nhas.org.uk

NHAS is funded by the Department for Communities and Local Government. We support the prevention of homelessness by enabling frontline providers to deliver good quality housing and homelessness advice.