
Highlights from October's E-bulletin include:

- Information on the latest Universal Credit rollout and how the NHAS Housing Debt Casework team can help provide second-tier support and a referral for welfare benefit cases.
- Updates on the changes to Support for Mortgage Interest.
- October's edition of Housing Matters
- Links to recently published articles from Homeless Link and the Joseph Rowntree Foundation.

Changes to Section 21 notices under the Deregulation Act 2015

On October 1st, changes under the Deregulation Act 2015 will come into force. Initially the changes will affect assured shorthold tenancies on or after this date only, however the changes will be rolled out to all assured shorthold tenancies in 2018. Amendments have been made to how Section 21 (S21) notices are served, places restrictions upon them and changes how an assured shorthold tenancy ends.

[Government guidance on the Retaliatory Eviction and the Deregulation Act 2015](#)

FREE training available on changes to Section 21 notices

The NHAS is running a free webinar, '[Section 21 Notices: new tenancies from 1st October 2015](#)', which aims to familiarise participants with changes introduced by the Deregulation Act 2015 from 1st October 2015. The webinar will cover:

- Dates and lifetime of S21 notices and repayment of rent where the tenancy ends early.
- Prescribed form, information and requirements.
- Retaliatory eviction provisions.

To book on to this webinar, [log in](#) to the members area of the website.

We are also offering in-house briefings to cover the changes to the Deregulation Act 2015. These last for three hours and are free, we just ask you provide a suitable venue. Briefings are available for between eight and 16 participants. Please [email us](#) with an initial enquiry.

[View our current webinar calendar](#)

NHAS Annual Survey



You will have received our annual survey by email. Please take the time to let us know what you think of our services and we will use your feedback to improve the NHAS in the future.

Next stage of Universal Credit rollout begins

Universal Credit will be in three-quarters of all jobcentres by Christmas, as the next phase of the national rollout begins 21 September 2015. There will be 25 more Job Centres covering 12 Local Authority areas.

NHAS Housing Debt Casework can help with Universal Credit

Our Housing Debt Casework team can provide second-tier support and a referral service where required for:

- mortgage debt cases, from early stage arrears to possession and warrant stage
- welfare benefit cases, where the welfare benefit issue impacts on housing affordability
- some rent arrears cases



- [Further information on Universal Credit](#)
- [Housing Debt Casework leaflet](#)

Support for Mortgage Interest is changing



Support for Mortgage Interest (SMI) is changing. One change has already occurred and two further significant changes are planned over the next couple of years.

[Read more about the changes to SMI on our website.](#)

If you have any clients who are affected by the decrease in the standard SMI interest rate or who are concerned about the other proposed changes to SMI, get in touch with the [NHAS Housing Debt Casework team](#). For initial advice or to make a referral call the NHAS consultancy line on 0300 330 0517, Monday to Friday between 9am–8pm, or log on to [NHAS.org](#)

Care leavers' accommodation needs addressed by new framework

A new framework aimed at improving the accommodation available for care leavers has been launched by Barnado's and St Basil's.

The care leavers accommodation framework was developed with the input of five local authorities.

The Youth Justice Board and leaving care and housing charities were also involved in the process.

The full framework lists five steps that local authorities should take to put young people in control of their housing.

[Read the full framework for improving the accommodation available for care leavers.](#)

How do landlords address poverty?

The Joseph Rowntree Foundation has examined written strategies from 128 housing organisations, and conducted surveys and interviews with 163, to explore what landlords are doing to address poverty.

Key areas covered include:

- whether addressing poverty is part of their mission, in principle or in practice;
- the impact on poverty of decisions over where and what to build, including the use of Affordable Rented housing;
- rent setting;
- measures to increase tenants' incomes and reduce fuel bills and other costs;
- allocation systems and policies concerning who can access different types of housing.



[JRF full report](#)

Housing Association offers £25 incentive to get tenants saving

A Brixton based housing association is offering a £25 incentive for tenants to start saving.

Housing for Women has joined with Your Credit Union and is offering to pay a sum of £25 plus a £3 joining fee when tenants sign up to open a specially created account.

Housing for Women hopes the move will encourage many of its 800 tenants to make regular monthly saving.

[More from ABCUL](#)

NHAS Symposiums

The NHAS held symposiums in London and Bristol this month and both were very well received. In both locations delegates were given a legal briefing on vulnerability and updates on preventing repossessions, followed by workshops.

[Log on to the NHAS website to download documents from the symposiums.](#)

Homelessness increases 40% in five years

In the last year more than 55,000 households were accepted as homeless by their local authority, a figure 40% higher than five years ago, new government statistics show.

[Live reports on homelessness](#)

[NHAS 'Homelessness increases 40% in five years'](#)

Government release bulletin on housing benefit and benefit sanctions

On September 30th the government sent [HB U1/2015](#), a bulletin which clarifies the actions for local authorities relating to sanctions and demonstrates the different impacts of disallowances and sanctions on claimants, to all local authorities.

The bulletin clarifies that, “When a sanction is applied entitlement to benefits will continue but will not be payable for a fixed period of time. Claimants who are receiving passported HB should continue to do so without interruption when a sanction is applied ... no action should be taken on the HB claim as a result of a sanction. Effectively the sanction notifications can be ignored / completed with no action”

[Homeless Link ‘361 words from Government which could actually reduce homelessness’ blog](#)

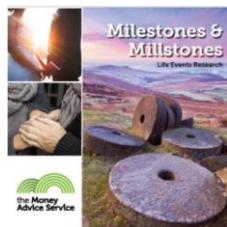
Supreme Court judgment – “Vulnerability” test case

On 13th May 2015 the Supreme Court passed its judgment on the three appeal cases which were initially heard in December 2014. The cases focused on the duty local housing authorities have towards homeless people who claim to be “vulnerable”, and therefore to have “a priority need” for the provision of housing accommodation under Part VII of the Housing Act 1996.

In view of this many local authorities have undertaken a review all their practice and service as a result. Hart Council have developed a guidance document for staff in light of the judgment, this guidance can be seen by logging in to the [NHAS website](#) and going to the Local Practice pages.

[Read the full Supreme Court judgement here\(pdf\)](#)

Money Advice Service Milestones and Millstones report



The Money Advice Service have produced an overview of research into how working-age people prepare for and manage life events. These events can be positive for consumers, as in buying a home or starting a family. Or they can be negative events such as divorce, redundancy or ill-health.

[Milestones and Millstones booklet.](#)

[Slides from Milestones and Millstones event.](#)

Recently published

Homeless Link

- [A new briefing and masterclass on the relatively unexplored link between autism and homelessness](#)

Joseph Rowntree Foundation

- [Will the 2015 Summer Budget improve living standards in 2020?](#)
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Housing Matters – October 2015



Articles:

- **The end of retaliatory eviction?**
- **Section 21 notices and the Deregulation Act 2015**
- **Students: problems with private renting**

Leaflet:

- **Possession proceedings: Court powers**
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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.