

The impact of Section 21 eviction notices

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Section 21 of the Housing Act 1988

- A section 21 notice starts the legal process to end an assured shorthold tenancy (AST).
- A landlord or agent can serve a section 21 notice to their tenant after a fixed term tenancy ends - if there's a written contract.
- A reason for serving the notice is not required
- The notice gives a date for the tenant to leave their home. The date must be at least 2 months after the landlord serves the notice and served on a prescribed form.
- A tenancy continues if the tenants stay past the date on the notice and a rental liability continues.
- The landlord then must apply to court for a warrant if they still want their tenant/s to leave.



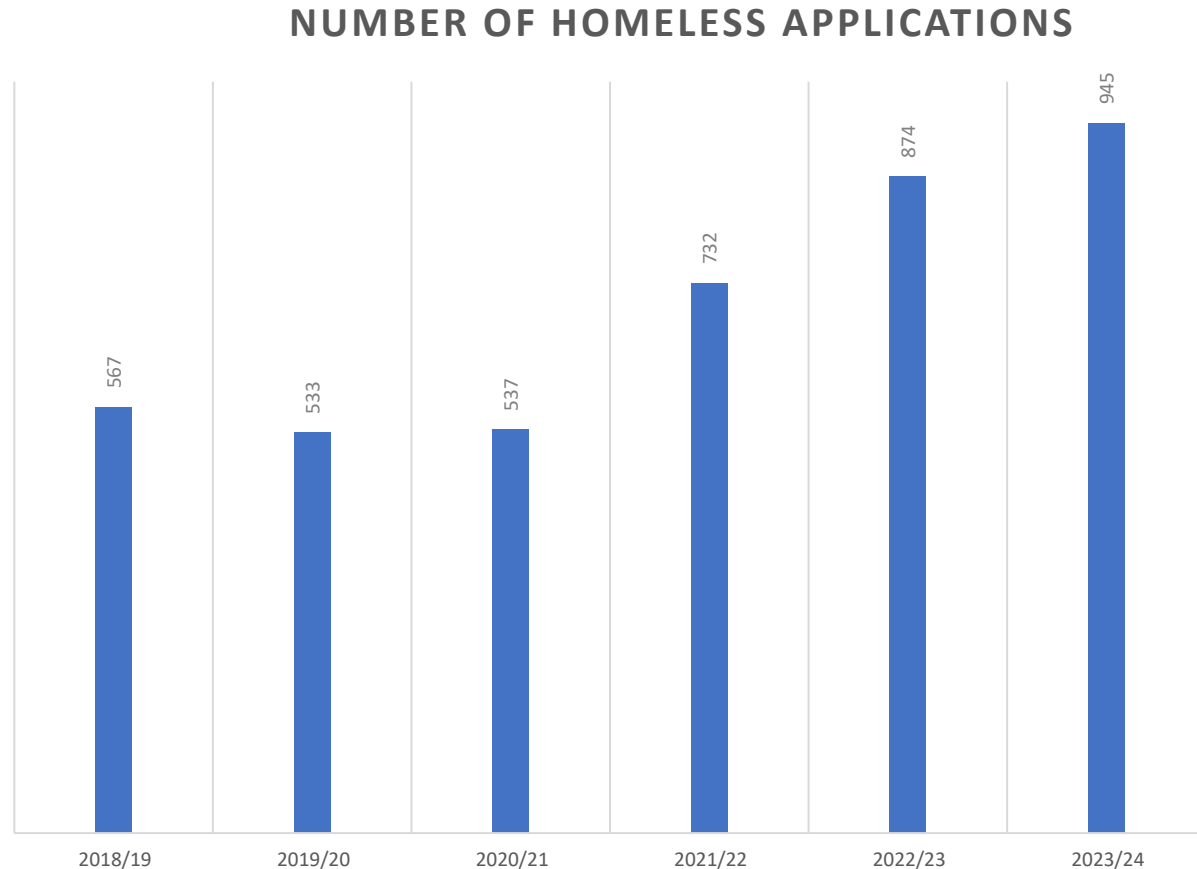
Homelessness

- Under the Homeless Reduction Act 2017 anyone who is threatened with homelessness within 56 days may be owed the Prevention Duty by their local authority.
- At the end of the 56 days, if homelessness hasn't been prevented, the Relief Duty is owed. The Main Duty is owed after a further 56 days if homelessness is not relieved in this time.
- The Council will continually try to negotiate with a landlord and offer incentives to save the tenancy and avoid an eviction.
- Following the acceptance of a homeless application, the Housing Option Team will work with the tenant directly to provide guidance and advice and set a plan of action with the aim of preventing a household from becoming homeless.



Homeless Applications

- This table highlights the number of Homeless applications received by the Council since the introduction of the Homeless Reduction Act 2017. Over a 5-year period, the total number of applications has nearly doubled.
- The Council has received 553 Homeless applications as of the 31st October 2024



Reasons for Homelessness presentations in the Borough

1. Family/Friends no longer willing to accommodate
2. Loss of private rented tenancy
3. Domestic Abuse
4. Relationship Breakdown
5. No Fixed Abode
6. Rent arrears
7. Eviction from Supported Housing
8. Loss of Social Housing tenancy
9. Leaving Institution (Prison/Hospital)
10. Emergency (Fire/Flood)

Temporary Accommodation (TA)

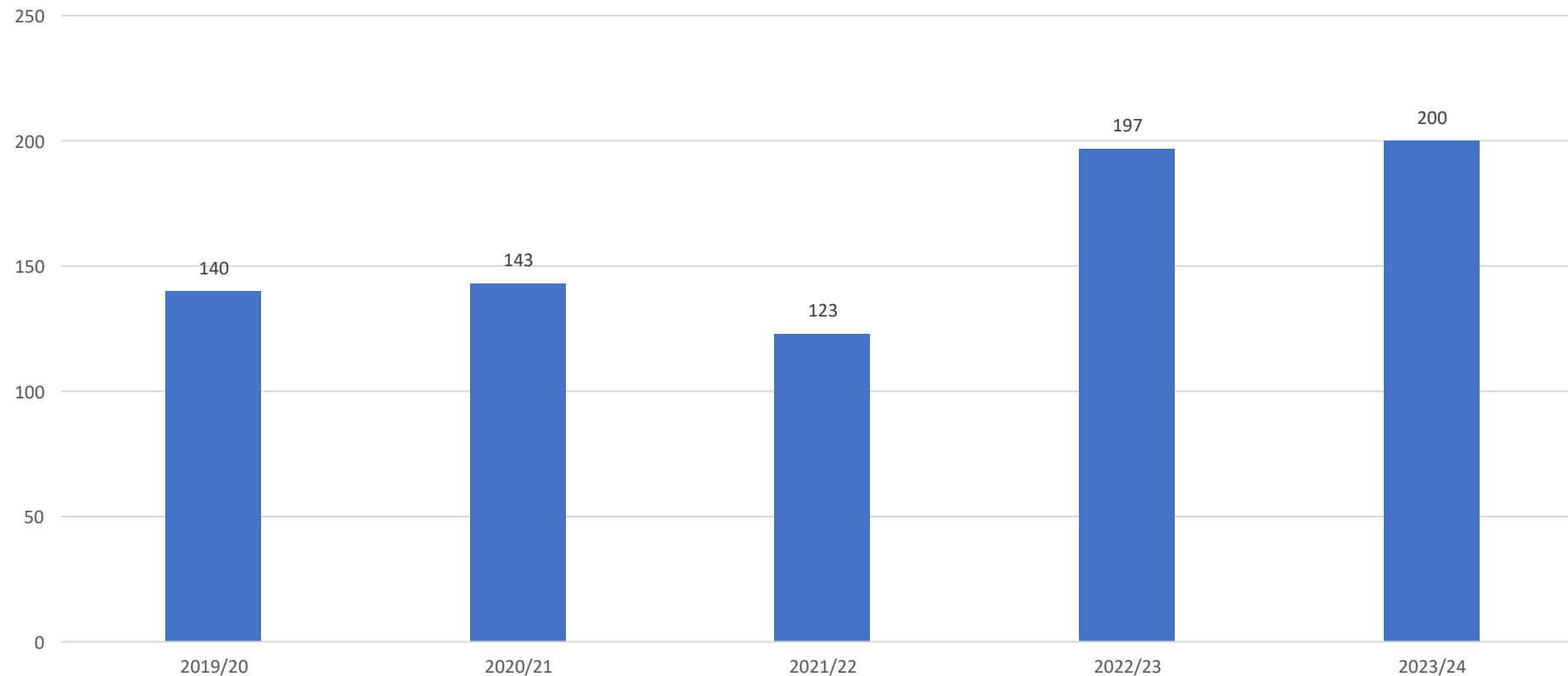
- A tenant can choose to stay in their current property until the eviction through the court is processed, however the Council can't insist on this and temporary accommodation may be required.
- TA is only awarded to a household where a priority need has been established. Examples of priority need households include those with children, those fleeing domestic violence or those that have a member of their household with mental or physical conditions.
- The Council uses B&B and hotel accommodation for emergencies with a view to moving families into Council owned or leased TA until a permanent housing offer can be made into either the private or social rented sector.



Temporary Accommodation placements

The graph below shows that the total number of household placed in TA has increased since 2019.

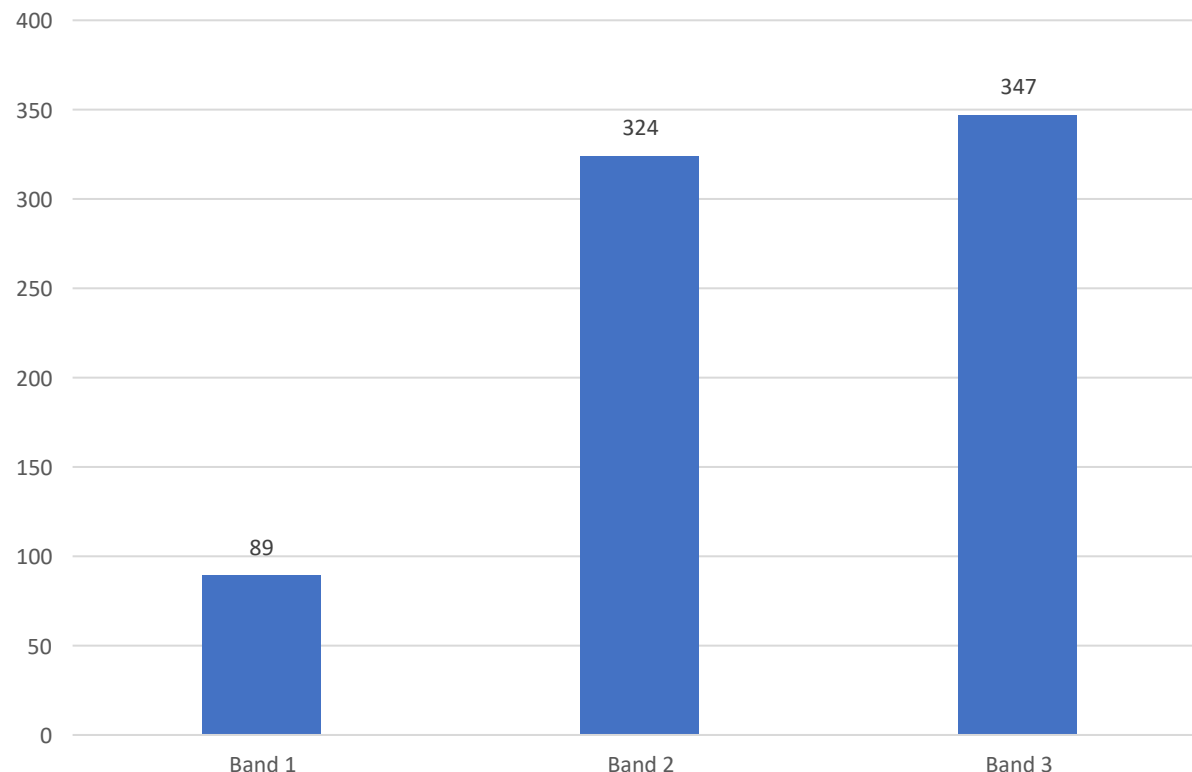
Total in TA



Homesearch waiting list

- The Council operates a choice based letting scheme which allocates social housing through its “Homeseach” system.
- The demand for social housing is growing, which has resulted in an increase in the number of households on the “Homeseach” system.
- In October 2021, the total number of households on “Homeseach” system was 543. By October 2022 it had increased to 565 and then rose to 649 by October 2023. In October 2024, the total had increased to 768.

Total number of households by band



Current pressures on the Council

- The Country is in the middle of a housing crisis.
- The Council doesn't own its own housing stock.
- The Council only has 70% nomination rights from our major registered provider Jigsaw Homes Midlands.
- The demand for affordable housing is increasing
- An increasing number of homeless applications are being received each year.
- Bed and Breakfast costs.
- Demand for TA is increasing.
- Private rented sector is expensive.
- Tenants need large deposits and/or rent in advance payments to secure tenancies.
- The number of cases on the "Homesearch" waiting list is increasing each month.
- Low turnover of existing social housing stock.
- An increased demand for larger homes.
- An increased demand for adapted homes.
- An increase in the number of domestic violence and refugee cases.
- Customers' expectations are high.

How are Gedling Borough Council addressing the current situation?

- Drafting a new 5-year Housing Strategy.
- Looking at new ways to deliver emergency and temporary accommodation.
- Additional staff resources, including specialist Refugee Officer.
- Reviewing the Council's Allocations Policy.
- Commissioning services such as Call Before You Serve and delivering talks to teenagers at their school about the impacts of homelessness.
- Considering how best to accommodate rough sleepers in cold weather.
- Negotiating larger and adaptable homes on new housing sites.
- Undertaking DAHA (Domestic Abuse Housing Alliance) accreditation to help women experiencing domestic abuse stay in their own homes.
- Operating a Sanctuary scheme to enable households at risk of violence to remain safely in their own homes.

Potential impact of abolition of Section 21 eviction notices

- The Government is planning on implementing the Renters Rights Act next summer which aims to abolish Section 21 notices
- Tenants would have more security of tenure making renting privately more attractive.
- It would mean fewer homelessness presentations to the Council.
- It would introduce a new private rented sector landlord Ombudsman.
- Landlords would still be able to gain possession if selling or wanting to move into the home.
- Landlords can increase rents once a year in line with current market prices.
- It could lead to fewer landlords choosing to rent or more leaving the market.
- It would strengthen tenants' rights to request a pet in the property.

Thank you

Any questions?