**Evictions ban**

The Coronavirus Act 2020 has brought in a three month ban on evictions from social and private rented accommodation effective as of today Friday 27th March. The ban will be in force until 30th September with scope for renewal once the three month period is over. This protection covers most tenants in the private and social rented sectors in England and Wales, and all grounds of evictions. The ban applies both to new possession proceedings and to ongoing housing possession action.

* From **Thursday 26 March 2020 landlords have to give all renters 3 months’ notice if they intend to seek possession** for any reason.
* **No new possession proceedings are to start during the crisis –** this means the landlord cannot apply to court to gain possession until after the ban is lifted.
* From **27 March 2020**, **all ongoing housing possession action is suspended by the courts – this means that ongoing possession cases cannot progress to the stage where someone could be evicted.** This measure will protect all private and social renters, as well as those with mortgages and those with licenses covered by the Protection from Eviction Act 1977.
* Tenants are still liable for their rent and should pay this as usual. Support is available for tenants facing financial hardship. If tenants think they will have difficulty meeting a rental payment they should speak to their landlord in the first instance, and if needed a rent payment scheme should be set up. Once the emergency is over, landlords and tenants are encouraged to work together to resolve disputes and arrears, taking into account tenants’ individual circumstances.

The full government guidance is [available here.](https://www.gov.uk/guidance/government-support-available-for-landlords-and-renters-reflecting-the-current-coronavirus-covid-19-outbreak) Landlords seeking possession are required to use updated forms which reflect the new legislation – form 3 and 6A have been updated [here](https://www.gov.uk/guidance/assured-tenancy-forms#history).

More information is available at [Nearly Legal.](https://nearlylegal.co.uk/2020/03/all-housing-possession-claims-suspended-from-27-march-coronavirus-update/) Housing campaign and renter groups are expressing concern about renters accumulating arrears and facing eviction at the end of the three month ban. Generation Rent is [demanding protections for renters](https://www.generationrent.org/) who face getting into debt. London Renters Union has a [petition calling on the government to protect renters](https://you.38degrees.org.uk/petitions/suspend-all-rent-payments-no-coronavirus-evictions) during the coronavirus crisis.

**Tower Hamlets housing advice and enforcement services**

* Our private housing advice team are continuing to provide advice over email and by phone. Please contact housing.advice@towerhamlets.gov.ukor 02073643558 if you need support.
* The housing options counter service at Albert Jacob House in Bethnal Green is closed until further notice. Residents who are homeless or who are at risk of becoming homeless, should call 0207 364 7474 where a member of the housing team will be able to assess their case and advise on their housing options. Any other enquiries should be directed to homelessness@towerhamlets.gov.uk
* Environmental health, licensing and trading standards can be reached on 020 7364 5008 or at environmental.health@towerhamlets.gov.uk, licensing@towerhamlets.gov.uk and trading.standards@towerhamlets.gov.uk

I’m available during working hours at the number below – it redirects to my mobile. Do get in touch if you need any assistance.

Stay safe all,

Katya

**Katya Métay**

**Housing Policy Officer – Private Sector**

London Borough of Tower Hamlets

Town Hall, Mulberry Place, London E14 2BG

T: 020 7364 6040

E: [katya.metay@towerhamlets.gov.uk](katya.metay%40towerhamlets.gov.uk)