

Housing Advice Sheet 3: Housing Advice about evictions and the ending of a tenancy

This advice sheet about the ending of, or eviction from, different types of tenancies, such as social housing tenancies and assured shorthold tenancies.

Important changes to the homeless legislation

If the landlord has given you a valid notice the Council is now able to accept that you are threatened with homelessness within 56 days. The objective of intervening earlier is that we can work with you to either help you stay in the property or assist with securing alternative accommodation. The earlier that you make contact with either Suffolk Coastal or Waveney District Council the better. The Housing Needs Team will be able to work with you on the underlying reasons as to why the landlord has served notice. This will mean liaising with the landlord, Revenues and Benefits and other related services to resolve your housing problem.

What type of tenancy do I have?

Most people have an assured shorthold tenancy, if you are unsure what type of tenancy you have, then this tool on the Shelter website is very useful to help you find out:

www.england.shelter.org.uk/get_advice/downloads_and_tools/tenancy_checker

Guidance and tools available

Private Renting

We have provided lots of advice and guidance on how to get help or resolve a particular issue to do with the ending of the tenancy. Please check our East Suffolk Council web page.

<http://www.eastsuffolk.gov.uk/housing/private-sector-housing/>

The Citizens Advice also provide up to date advice on renting in the private sector

<https://www.citizensadvice.org.uk/housing/renting-a-home/renting-from-a-private-landlord/>

For social tenants, who live in council or housing association properties, such as Waveney District Council tenants, the reason for the ending of the tenancy and eviction can vary.

Citizens Advice provides some clear advice on its web page [Renting from a social landlord](#).

Shelter is an excellent resource for help and advice for all types of tenancies, on its [Evictions](#) web page.

Details of the Waveney District Council's tenants' rights can also be found in the <http://www.eastsuffolk.gov.uk/housing/council-housing/tenants-handbook/> on our website.

