



Are you threatened with Eviction?

This advice sheet is about the ending of, or eviction from, different types of tenancies, such as Social Housing Tenancies and Tenancies in the Private rented sector

Risk of Eviction or the ending of a tenancy.

- If your landlord has given you a valid notice to leave your accommodation, the council is able to accept a homeless application to assist in preventing your homelessness.
- By getting involved early, we can work with you, to either help you stay in the property or assist with securing alternative accommodation.
- The Housing Needs Team will be able to work with you on the reasons why the landlord has served notice.
- This will mean liaising with the landlord, and other related services to resolve your housing problem.

What type of tenancy do I have?

- If you are unsure what type of tenancy you have, then click on the link below for assistance from Shelter:
[Shelter Tenancy Checker](#)

Guidance and tools available

Private Renting

- If you believe you are being unfairly evicted, we have provided lots of advice and guidance on how to get help or resolve a particular issue to do with your tenancy. Please check **East Suffolk Council's advice page** by clicking on the link below.
[Private Housing Issues](#)

Citizens Advice also provide up to date advice on renting in the private sector
[Citizen's Advice - Issues in a Rental Property - What to do](#)

Social Tenancies

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

- Citizens Advice provides some clear advice on its web page

[Issues With Tenancies - What to do](#)

- Shelter is an excellent resource for help and advice for all types of tenancies, on its [Eviction - Shelter England](#) web page.
- Details of the East Suffolk Council tenants' rights can also be found on our website. See link: [Tenants Handbook](#)

Help from Us

The Homelessness Team at East Suffolk Council will provide advice on your rights and responsibilities as a tenant, landlord or agent.

The team can advise and assist tenants at risk of losing their homes or tenants worried about their current housing situation.

Some of the areas we can offer support include:

- The threat of eviction.
- Retaliatory evictions.
- Mediation with Landlords.

We would always recommend that you **contact us as soon as you believe that there is a risk of homelessness** as this gives us more time to resolve your housing problem and assess your housing circumstances.

What we will require you to supply:

To begin supporting you, we will require:

- A copy of your tenancy agreement
- Anything else you were given when you signed the tenancy such as the Energy Performance Certificate and the Gas Safe Certificate.
- A Copy of your Official notice to quit.
- Proof of bank statements and income for everyone 18+ in the household.
- Proof of deposit - we want to see the paperwork that the landlord should have given you about where they have protected the deposit (Deposit Protection Certificate).

- A Copy of photographic ID for all living in the property - Valid and current passport or Driving license (For Children – Passport or a copy of their Birth Certificate).

We understand that sometimes it may be difficult to obtain all requested documents, but any you can provide at this early stage will be beneficial.

Upcoming Changes to the law- Renters Rights Act

Please follow the link below, for any upcoming changes to the law in relation to tenancies and evictions:

[Changes to the law - Tenancies](#)