



Reference: FOI-1648

Request:

I would like North Tyneside Council to please provide answers to the following questions and requests for information:

1. Is North Tyneside Council able to re-house a tenant in private rented accommodation without an Order for Possession or an Eviction Notice?
Or is it the policy of North Tyneside Council that a tenant will only be re-housed if/when an Order for Possession or an Eviction Notice has been issued by the Court?
2. Does North Tyneside Council have a policy or a duty to inform Tenants seeking housing advice that the Landlord can apply to Universal Credit for rent arrears to be paid if/when the Tenant is 2 months in arrears?
3. Does North Tyneside Council have a policy or a duty to make Tenants issued with a Section 21 notice aware that if the Landlord is successful with an application to the Court to recover possession of a property, a Court will order the Tenant to pay the Landlord's Court fees, plus a fixed contribution towards the Landlord's lawyer fees of £69.50?

Response:

Information regarding North Tyneside Council's Housing advice service is available on the NTC website:

<https://my.northtyneside.gov.uk/category/1367/housing-advice>

1. The Local Authority would support anyone who is at risk of homelessness and owed either a statutory prevention or relief duty. The Authority will work to prevent homelessness in the first instance and all housing options, including private rented, would be explored. It may be the case that an offer of private rented accommodation is secured before a Notice expires and possession is ordered by the Court. Each case is assessed, and duty is discharged on its own

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individual merit under the relevant homelessness duty. Until a suitable offer of accommodation is available, the team would work to support tenants to negotiate with Landlords to remain in their home until a possession order has been granted and an eviction executed. This is to prevent households having to move into temporary accommodation which can be unsettling and for prolonged periods of time.

2. There is no specific policy for this however the Housing Advice Team at North Tyneside Council endeavours to provide as much information and advice as possible, within their remit, to tenants at risk of losing their home through rent arrears. Tenants facing financial difficulties or rent arrears are referred accordingly to relevant services for relevant specialist welfare advice, such as Citizens Advice or debt charities. While tenants seeking housing advice may be informed that Landlords can apply for rent to be paid direct, this would be for purposes of information only and Landlords are required to seek their own advice and guidance around making claims for direct payments from Universal Credit.

3. There is no documented specific policy for this, however the Housing Advice Team would work with tenants facing a Section 21 eviction and this would include discussions around incurred costs from the Court. Advice and guidance would depend on individual circumstances.