

# COVID-19 and renting: guidance for landlords, tenants and local authorities

This Guidance is Non-statutory guidance for landlords, tenants and local authorities in the private and social rented sectors in the context of Coronavirus (COVID-19).

You can access the full guidance here.

[https://www.gov.uk/government/publications/covid-19-and-renting-guidance-for-landlords-tenants-and-local-authorities?utm\\_source=3f5d6b00-cdcd-4d01-981e-438c90d66133&utm\\_medium=email&utm\\_campaign=govuk-notifications&utm\\_content=immediate](https://www.gov.uk/government/publications/covid-19-and-renting-guidance-for-landlords-tenants-and-local-authorities?utm_source=3f5d6b00-cdcd-4d01-981e-438c90d66133&utm_medium=email&utm_campaign=govuk-notifications&utm_content=immediate)

BELOW IS A SUMMARY

1. Tenants should continue to pay rent and abide by all other terms of their tenancy agreement to the best of their ability. The government has a strong package of financial support available to tenants, and where they can pay the rent as normal, they should do. Tenants who are unable to do so should speak to their landlord at the earliest opportunity.
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3. As part of our national effort to respond to the COVID-19 outbreak it's important that landlords offer support and understanding to tenants who may start to see their income fluctuate.
4. Landlord and tenant can agree a rent deferral plan.
5. Local authorities can and will provide support for tenants to stay in their home.
6. All tenants who are employees should be getting support under the government furlough scheme or universal credit.
- 7. The tenant now has additional protection from the 26<sup>th</sup> March and from the courts.**
8. Mortgage lenders have agreed to offer payment holidays of up to three months where this is needed due to Coronavirus-related hardship, including for buy-to-let mortgages. The sum owed remains and mortgages continue to accrue interest during this period.

## **Property access and health and safety obligations**

The Government is asking everyone to do all they can to help stop coronavirus spreading and has published advice on maintaining strict separation from others wherever possible during this unprecedented time.

It has never been more important that landlords and tenants take a pragmatic, commonsense approach to resolving issues. Tenants should let their landlords know early if there is a problem and landlords should take the appropriate action.

The government understands current restrictions may prevent routine and obligatory inspections. While resources are stretched, they are recommending a pragmatic approach to enforcement from local authorities.

**Landlords repair obligations have not changed.**

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