

## Coronavirus information and advice for landlords

It is really important that we help landlords and tenants to stay safe during this time so we have put together advice, guidance and available support for you to access.

The government has published new detailed guidance for landlords and tenants about their rights and responsibilities during the COVID-19 outbreak.

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/913299/Landlord\\_and\\_Tenant\\_Guidance\\_August\\_update.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/913299/Landlord_and_Tenant_Guidance_August_update.pdf)

## **Shared accommodation.**

Landlords and agents managing Houses in Multiple Occupation (HMO's) can find advice on cleaning accommodation and general hygiene standards in non-healthcare settings such as HMO's, hostels and other shared accommodation.

<https://www.gov.uk/government/publications/covid-19-decontamination-in-non-healthcare-settings/covid-19-decontamination-in-non-healthcare-settings>

Tenants in shared accommodation who are self-isolating should follow the Government's advice to minimise the risk of infecting others. This is particularly important where individuals are sharing facilities such as kitchens and bathrooms.

<https://www.gov.uk/government/publications/covid-19-stay-at-home-guidance/stay-at-home-guidance-for-households-with-possible-coronavirus-covid-19-infection>

## **Limiting the spread of coronavirus in shared accommodation.**

It is important that tenants in shared properties let the property manager know if they have symptoms, the property manager can then let fellow tenants know. As per government advice, the whole household should self-isolate for 14 days.

<https://www.gov.uk/government/publications/covid-19-stay-at-home-guidance/stay-at-home-guidance-for-households-with-possible-coronavirus-covid-19-infection>

## **Gas and Electrical Safety**

Gas Safe have issued advice on landlord gas safety testing.

<https://www.gassaferegister.co.uk/help-and-advice/covid-19-advice-and-guidance/landlords/>

New electrical safety regulations have been introduced, so for all new tenancies from the 1<sup>st</sup> July 2020, landlords must have the electrical installations in their properties inspected and tested by a person who is qualified and competent, at least every 5

years. Landlords have to provide a copy of the electrical safety report to their tenants, and to their local authority if requested.

<https://www.gov.uk/government/publications/electrical-safety-standards-in-the-private-rented-sector-guidance-for-landlords-tenants-and-local-authorities/guide-for-landlords-electrical-safety-standards-in-the-private-rented-sector>

## Financial help

### Mortgage help for landlords

If you are experiencing financial difficulties meeting your mortgage repayments because of COVID-19, you may be entitled to a mortgage or rental holiday for 3 months. This will also apply to landlords whose tenants are experiencing financial difficulties because of COVID-19.

Speak to your lender as soon as possible if you are facing difficulties. At the end of this period, landlords and tenants will be expected to work together to establish an affordable repayment plan, taking into account tenants' individual circumstances.

## **Eviction Guidance**

The government has produced technical guidance on evictions.

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/913301/Technical\\_Guidance\\_on\\_Eviction\\_Notices\\_August\\_update.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/913301/Technical_Guidance_on_Eviction_Notices_August_update.pdf)

## **HMO Licensing.**

We will continue to issue licences and answer enquiries.

## **Inspections and Visits**

Advisory and compliance visits have been temporarily suspended, but visits will be carried out in emergencies, taking account of government advice on PPE and social distancing.

Advice is still available on private rented sector issues on the contact details below.

## **More Information.**

[Advice for landlords carrying out right to rent checks during the coronavirus pandemic](https://www.gov.uk/guidance/coronavirus-covid-19-landlord-right-to-rent-checks)

<https://www.gov.uk/guidance/coronavirus-covid-19-landlord-right-to-rent-checks>

Guidance for local authorities on enforcement during coronavirus

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/913300/Local\\_Authority\\_Guidance\\_August\\_update.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/913300/Local_Authority_Guidance_August_update.pdf)

Information on financial help from the Department of Work and Pensions (DWP)

<https://www.gov.uk/government/organisations/department-for-work-pensions>

Advice for Student Landlords in Lancaster.

<https://www.lancaster.ac.uk/accommodation/city-accommodation/covid-19/>

Guidance for Prospective Students

[https://www.gov.uk/guidance/guidance-for-prospective-students?utm\\_source=a624e403-e966-40fa-8361-909f33af2a8d&utm\\_medium=email&utm\\_campaign=govuk-notifications&utm\\_content=immediate](https://www.gov.uk/guidance/guidance-for-prospective-students?utm_source=a624e403-e966-40fa-8361-909f33af2a8d&utm_medium=email&utm_campaign=govuk-notifications&utm_content=immediate)