

What to do if you are being evicted from your current accommodation

You can check if you are entitled to any housing benefits using the **Benefit Calculator** on the council website. <https://stalbans.entitledto.co.uk/home/start>

Where to go for advice

St Albans Citizens Advice provide confidential and impartial advice on a variety of issues, including eviction from your home.

Website: citizensadvicestalbans.org.uk

Telephone: 0344 411 1444

Shelter provides advice and information for people with a housing problem or who are homeless.

Website: www.shelter.org.uk

The St Albans City and District Housing Options Team can also offer advice if you are facing eviction, and if you are eligible for assistance, will pass your case to a homeless officer. The Housing Options Team can be contacted using the following:

Self Referral: <https://www.stalbanshomechoice.co.uk>

Email: Homelessness.Triage@stalbans.gov.uk

Telephone: 01727 819355

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If you are facing eviction it is important you know your rights as a tenant and seek advice as soon as possible

Evictions from Assured Shorthold Tenancies

A section 21 notice can be served to you at any time to end an assured shorthold tenancy. Your landlord must serve this to you in writing, give you at least 2 months notice and follow certain rules to be valid, otherwise your eviction may be illegal.

Guidance on how to check if a section 21 notice is valid can be found on the Shelter website: https://england.shelter.org.uk/housing_advice/eviction

Your landlord can serve you with a section 8 notice if you are in rental arrears, involved in criminal or anti-social behaviour, or have breached any other terms of your tenancy. This must be provided to you in writing, and the notice period can be 14 days, 4 weeks or 2 months, depending on the reason for eviction.

Eviction From A Council Tenancy

If you are being evicted from your council tenancy, you are still entitled to advice from the Council's Housing Options team. They will be able to assist you in finding alternative accommodation.

Tenants Of Houses Of Multiple Occupation

If you share some of your accommodation with your landlord or other people not part of your household, then you could have a Licence rather than a Tenancy. Your rights as a Licensee are different from a Tenant. You will need to check your License Agreement to see if your landlord has to go to court to evict you after the service of a notice. Licenses differ depending on the circumstances, so you may need to seek further advice.

The Council's Housing Options Team can provide advice on what rights you have as a Licensee.

Illegal Eviction

If you suspect you are being illegally evicted, the Council's Housing Options team or the St Albans Citizen's Advice Bureau will be able to provide you with advice on this.

Local Support Services

If you are in rental arrears or need financial support for putting down a deposit on a new home, you may be eligible for a loan from the **St Albans District Credit Union**.

office@stalbanscreditunion.co.uk 01727 859135