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7 November 2023

# Housing: key resources for constituency casework (England)



## Summary

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## Summary

A significant proportion of the enquiries Members receive from constituents concern housing issues. Many of these are straightforward and can be answered using readily available information on the internet or in standard publications. This note provides a guide to relevant sources.

## Housing Complaints

Local housing authorities and housing associations (registered providers of social housing) have internal complaints procedures. Details can be found on landlords' websites. As a rule, these procedures should be exhausted before a complaint is taken to the [Housing Ombudsman](#) or the [Local Government and Social Care Ombudsman](#). The latter deals with complaints about homelessness, housing allocations, Housing Benefit and home improvement services.

The [Renters \(Reform\) Bill 2023-24](#) includes provisions to establish a new independent Ombudsman to ensure that tenants in the private rented sector have access to a redress service.

The Library's constituency casework pages on [How to complain about rented housing \(England\)](#) and [How can homeowners in England resolve housing complaints](#) provide further information.

## Taking legal action

Where a complaint does not resolve a problem, the constituent may need professional legal advice and assistance. The [Advicenow website](#) has information on seeking legal aid and assistance. There is also a Library briefing on [Legal help: where to go and how to pay](#).

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# 1 Social rented housing

Social housing is provided by local authorities and private registered providers, which are primarily housing associations but can include for-profit organisations. Social housing may be let at a social rent (typically set at around 50-60% of market rents) or an affordable rent (set at a maximum of 80% of the local market rent).

Before advising on a tenant's rights it's important to ascertain what type of tenancy they have. In general, the rights of secure tenants of local authorities (including arm's length management organisations) are governed by the Housing Act 1985 (as amended) while the rights of assured housing association tenants are governed by the Housing Act 1988.

## 1.1 Social housing allocations/transfers

The law governing the allocation of social housing by local authorities to new applicants and existing tenants seeking to transfer to alternative accommodation can be found in Part 6 of the Housing Act 1996 (as amended). The 1996 Act contains some central provisions to which each local authority's allocation policy must adhere. Aside from this, authorities have a great deal of discretion over the formulation of their allocation policies. Authorities are obliged to publish their allocation policies; most can be found on councils' websites.

For information on the statutory provisions governing housing allocations see: [Allocation of accommodation: Guidance for local housing authorities in England](#) (updated October 2023<sup>1</sup>). The Government supplemented this guidance in December 2013 with [Providing social housing for local people](#). Additional guidance was published in November 2018: [Improving access to social housing for victims of domestic abuse](#) and June 2020: [Improving access to social housing for members of the Armed Forces](#).

See also the Library briefing on [Allocating social housing \(England\)](#).

### Ex-service personnel

For information on policies specifically relating to housing and ex-service personnel see the Library briefing on [Housing options for serving and ex-military personnel](#).

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<sup>1</sup> Originally published in June 2012.

Gov.uk also provides [information and guidance for service personnel on civilian housing](#).

## Ex-offenders

For information on local authorities' duties in relation to housing ex-offenders see the Library briefing on [Housing support for ex-offenders \(England and Wales\)](#).

## People from abroad

The Chartered Institute of Housing (CIH) and BME National run a [Housing Rights website](#) specifically aimed at answering housing eligibility queries regarding new migrants. Constituents seeking specific advice on their eligibility for housing assistance are best referred for professional legal help.

Following the withdrawal of the UK from the European Union, the Government published guidance on [Access to social housing and homelessness assistance for EEA and Swiss citizens in England](#).

There is a Library briefing on [Eligibility to apply for social housing: persons from abroad \(non-EEA\)](#) which is still relevant but which has not yet been updated to take account of the UK leaving the European Union.

## 1.2

### Right to Buy

The law governing the Right to Buy can be found in the Housing Act 1985 (as amended). Useful information which will answer most basic questions can be found on the [GOV.UK](#) website. The Government has also published a more detailed [Guide to the Right to Buy](#).

As a rule, assured tenants of housing associations do not have the Right to Buy. For information on the Government's commitment to extend the right to buy to housing association tenants on a voluntary basis see the Library's constituency casework page: [A voluntary Right to Buy for housing association tenants](#). There is also a more detailed Library briefing: [Introducing a voluntary Right to Buy for housing association tenants in England](#).

## 1.3

### Succession rights

The rights of residents in social rented properties to succeed to a tenancy on the death of the tenant are covered in the Library briefing on [Succession rights and social housing](#).



## 1.4 Adding a relative to a tenancy

The Library has a constituency casework page which addresses the question [Can I add a relative to my social housing tenancy agreement?](#) This question usually arises when a tenant realises that a close relative who lives with them, for example a son or daughter, will not automatically be entitled to take over the tenancy on their death.

## 1.5 Terminating a joint tenancy

The situation frequently arises in social housing, particularly in cases involving relationship breakdown, where one party to a joint tenancy wishes to have the tenancy transferred to their sole name. The process involved is covered in the Library constituency casework page on [Can I remove a joint tenant from my social housing tenancy agreement \(England\)?](#) and the Library briefing on [Ending a joint tenancy \(England\)](#).

## 1.6 Rent setting

For information on rent setting in social housing tenancies see the Library briefing on [Rent setting: social housing \(England\)](#).

## 1.7 Subletting

Secure tenants have a right to sub-let a room in their homes (often subject to the landlord's permission being granted) but they lose their security of tenure if they sub-let the whole of the dwelling. The Prevention of Social Housing Fraud Act 2013 made this a criminal offence. For more information see the Library briefing on [Prevention of Social Housing Fraud Act 2013](#).

## 1.8 Flexible tenancies

The Conservative Government legislated to provide that no new 'lifetime' tenancies of council housing would be created, except in limited circumstances. On publication of the social housing green paper on 14 August 2018, [A new deal for social housing](#), the Government said it would not implement these provisions "at this time", see the Library briefing on [Social housing: flexible and fixed-term tenancies \(England\)](#). Housing associations have discretion to offer fixed-term 'flexible tenancies'.

## 1.9 Housing mobility

Mobility schemes enable local authority and housing association tenants to secure moves to different areas of the country through a mutual property exchange with another tenant. There are several websites which facilitate mutual exchanges, for example:

[www.homeswapper.co.uk](http://www.homeswapper.co.uk)

[www.houseexchange.org.uk](http://www.houseexchange.org.uk)

[www.exchangelocata.org.uk](http://www.exchangelocata.org.uk)

Information for social tenants seeking to move within and out of London can be found on the [Greater London Authority website](#).

The 2015 Government introduced a Right to Move for social tenants who need to move to take up a job or live closer to work. [Statutory guidance](#) was published in March 2015.

The landlord's consent is needed for a mutual exchange, but it may only be withheld on certain [specified grounds](#). The charity Shelter provides information on [tenancy exchanges](#). The relevant Library briefing is: [Housing mobility schemes](#).

## 1.10 Anti-social behaviour

In July 2021 the Government published [Help with anti-social behaviour for social housing tenants](#), which clarifies the roles of agencies responsible for tackling anti-social behaviour and the help and support available for tenants.

Remedies for tackling anti-social behaviour in social housing are discussed in the Library briefing on [Anti-social behaviour in social housing \(England\)](#). There is also [a short guide to anti-social behaviour complaints](#) to help MPs and their staff dealing with casework involving antisocial behaviour.

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## 2 Home ownership

### 2.1 Leasehold housing

The starting point when dealing with a long leaseholder's query is to check their lease agreement. The law governing long leaseholders' rights can be found in the Landlord and Tenant Act 1985, the Landlord and Tenant Act 1987, the Leasehold Reform, Housing and Urban Development Act 1993 and the Commonhold and Leasehold Reform Act 2002.

Leasehold housing generates a significant number of enquiries ranging from leaseholders' rights to buy the freehold of their homes, to challenging service charges levied by their landlords.

The [Leasehold Advisory Service's website](#) contains a wealth of information on leaseholders' rights. Constituents can seek advice on their specific circumstances directly from LEASE (details are on the website). Another source of information for leaseholders is the [Leasehold Knowledge Partnership](#).

The Government's [How to lease](#) guide provides an overview of the differences between leasehold and freehold property and the rights, obligations and implications of being a leaseholder. The Mayor of London has also developed a guide: [The Mayor of London's leasehold guide for Londoners](#).

The Government has committed to comprehensive reform of the leasehold system, which is being implemented in two stages. [The Leasehold Reform \(Ground Rent\) Act 2022](#) is the first part of this process. The Act restricts ground rents on newly created long leases of houses and flats to an annual rent of one peppercorn (a token of no financial value). The [King's Speech 2023](#) announced a Leasehold and Freehold Bill will be introduced in the 2023-24 parliamentary session.

Relevant Library constituency casework pages are:

[Common leasehold issues](#)

[Leasehold reform in England and Wales: What's happening and when?](#)

[The Cladding External Wall System \(EWS\)](#)

[Help with paying for historical fire safety work: high-rise blocks \(England\)](#)

The following Library papers provide more detailed information:

[Leasehold and commonhold reform](#)

[Leasehold high-rise flats: who pays for fire safety work?](#)

[Disabled adaptations in leasehold flats and common parts](#)

[Leasehold retirement homes: exit/event fees](#)

[Long leaseholders: building insurance requirements](#)

[Leaseholders in social housing: paying for major works \(England\)](#)

Leaseholders also ask about the regulation of managing agents. There is currently no overarching regulatory body but the Government has committed to raise professionalism and standards in the sector, see the Library briefing on [The regulation of letting and managing agents \(England\)](#).

## 2.2 Freehold estate charges

Some freeholders who live on residential estates are required to pay a service charge for the upkeep of communal areas on their estates. Freeholders often raise concerns around the standard and/or cost of the work carried out by companies that manage the estates. The Government has announced it will [strengthen the rights of homeowners on freehold estates](#). The [King's Speech 2023](#) announced a Leasehold and Freehold Bill will be introduced in the 2023-24 parliamentary session. See the Library's constituency casework page on [Freeholders' estate and service charges](#) for further information. There is also a more detailed Library briefing on [Freehold houses: estate charges](#).

## 2.3 Home repairs and improvements: financial assistance

Local authorities have discretionary powers to provide financial assistance to homeowners towards the cost of carrying out repairs and improvements. Assistance may be in the form of a grant or loan and is usually means-tested. Constituents are best advised to check their local authority's website to find out what help, if any, is on offer.

The Library's constituency casework page on [Help with paying for home repairs and improvements](#) provides an overview. More detailed background information can be found in the Library briefing on [Assistance with home repairs/improvements](#).

## 2.4 Low-cost home ownership schemes

Information on housing options and who qualifies for low-cost home ownership initiatives can be found on the Government's [Own Your Home website](#).

For further information on Government schemes to extend home ownership see Library briefing on [Extending home ownership: Government initiatives and Shared ownership \(England\): the fourth tenure?](#) There is also a constituency casework page on [First Homes for first-time buyers \(England\)](#).

## 2.5 Buying and selling homes

The Library briefing on [Improving the home buying and selling process in England](#) provides an overview of the home buying and selling process in England, stakeholder concerns with the current process, and Government proposals to make it "quicker, cheaper and less stressful". The paper also provides a comparison with the conveyancing process in Scotland.

## 2.6 Mortgage arrears

Information on assistance available for people experiencing difficulties with their mortgage payments can be found in the Library briefing on [Mortgage Arrears and Repossessions \(England\)](#). The Government's [Support for Mortgage Interest \(SMI\) scheme](#) provides financial assistance towards owner-occupier costs (principally mortgage interest payments) in the form of a loan for claimants of certain means-tested benefits.

## 2.7 Defective new-build housing

Information on the options open to constituents who are unhappy with the standard of their newly built homes can be found in the Library briefing on [New-build housing: construction defects - issues and solutions \(England\)](#).

The [Building Safety Act 2022](#) includes provisions to establish a New Homes Ombudsman and to require all developers of new-build homes to belong to the Ombudsman scheme. The Act's provisions are not yet fully in force. In the meantime, the construction industry has set up a [New Homes Quality Board](#) which has published a [New Homes Quality Code](#) and commissioned a [New Homes Ombudsman Service](#) for customer complaints.

## 2.8 Mobile/park homes

The rights of mobile home owners who live in their homes all year are covered by the Mobile Homes Act 1983 (as amended). An overview of the rights of mobile home owners can be found on the [GOV.UK website](#). The LEASE [Park Homes Advice Service](#) provides comprehensive advice online and can provide [expert advice](#) to mobile home owners on their specific circumstances.

There are two relevant Library briefings: [Mobile \(park\) homes](#); and [Mobile \(park homes\): 10% commission on sales](#).

There is also a constituency casework page which explains how [the rights of residential and holiday mobile homeowners in England](#) differ.

## 2.9 Anti-social behaviour

Remedies for tackling anti-social behaviour in owner occupied properties are outlined in the Library briefing on [Anti-social neighbours living in private housing \(England\)](#). There is also [A short guide to anti-social behaviour complaints](#) to help MPs and their staff dealing with casework involving antisocial behaviour.

## 2.10 Squatters

For information on how to evict squatters from residential premises see the Library briefing on [Evicting squatters](#).

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## 3 Private rented housing

### 3.1 Tenants' rights: an overview

Before advising on a tenant's rights it is important to ascertain exactly what sort of tenancy they have. The rights of assured/assured shorthold tenants are governed by the Housing Act 1988, while regulated tenancies are governed by the Rent Act 1977. Broadly, an assured/assured shorthold tenant will have entered into their tenancy agreement on or after 15 January 1989.

Information and advice on private renting:

[Shelter](#)

[Citizens Advice](#)

[GOV.UK](#)

See also:

[How to rent](#) – a guide for people who are looking for a property to rent (DLUHC)

[How to let](#) – a guide for landlords (DLUHC)

[How to rent a safe home](#) (DLUHC)

[Regulated Tenancies](#) (DCLG)

### 3.2 Regulation of letting and managing agents

Private sector letting and managing agents must be members of a government-approved redress scheme: [The Property Ombudsman](#) or [The Property Redress Scheme](#). These schemes provide for independent resolution of disputes. There is [government guidance](#) on the schemes.

There is currently no overarching regulation of letting and managing agents but the Government has committed to raise professionalism and standards in the sector, see the Library briefing on [The regulation of letting and managing agents \(England\)](#).

### 3.3 Regulation of private landlords

There is currently no overarching regulation of private landlords. The Government's [private rented sector white paper](#), published in June 2022, sets out plans to reform the sector. All private landlords will be required to belong to a government-approved Ombudsman scheme, this will ensure that all tenants have access to redress services. The Government will also introduce a new Property Portal to ensure tenants, landlords and local councils have the information they need. The reforms require legislation. A Bill is currently passing through Parliament, see the Library briefing on the [Renters \(Reform\) Bill 2023-24](#).

The Government has published a guide for dealing with various aspects of poor management by private landlords: [Improving the private rented sector and tackling bad practice: a guide for local authorities](#).

### 3.4 Right to rent checks

The Government provides information on how to [Prove your right to rent in England](#). For information on the requirement on landlords to check tenants' immigration status, see the Library briefing on [Right to Rent: private landlords' duty to carry out immigration status checks](#).

### 3.5 Discrimination in letting practices

The Government intends to make blanket 'no DSS' and 'no kids' requirements illegal in the private rented sector. The Library briefing on [Can private landlords refuse to let to benefit claimants and people with children?](#) explains the issues behind these practices.

### 3.6 Tenancy related fees

The Tenant Fees Act 2019 prevents private landlords and residential letting agents from charging most upfront fees to prospective tenants in England. There is a Library constituency casework page on [Tenancy related fees](#) which contains links to government guidance.



## 3.7 Tenancy deposit protection

Mandatory tenancy deposit protection schemes have operated in England and Wales since 4 April 2007 in respect of assured shorthold tenancies. The Library briefing on [Tenancy deposit schemes](#) explains the duty on private landlords to protect tenants' deposits. For additional information see: [GOV.UK](#).

The Tenant Fees Act 2019 capped tenancy deposits at a maximum of five weeks' rent where the annual rent is less than £50,000 (or six weeks' rent where the annual rent exceeds £50,000).

## 3.8 Housing conditions (including repairs)

There is guidance on repairs in privately rented housing on the [Citizens Advice website](#), on [GOV.UK](#), and on the [Advice Now website](#).

Relevant Library briefings include:

[Housing conditions in the private rented sector \(England\)](#)

[The Housing Health and Safety Rating System \(HHSRS\)](#)

[Dealing with infestations in privately rented property \(England\)](#)

There is also a Library constituency casework page on [Helping tenants with damp and mouldy housing \(England\)](#).

## 3.9 Pets

The Library's constituency casework page on [Can my landlord prevent me from keeping a pet?](#) explains the rules on pet ownership in rented properties.

## 3.10 Security of tenure: the end of section 21 evictions

The Government committed to legislate to abolish assured shorthold tenancies which have very limited security of tenure. It has subsequently confirmed abolition will not happen until reforms to the justice system are in place. A Bill is currently passing through Parliament, see the Library briefing on the [Renters \(Reform\) Bill 2022-23](#).

## 3.11 Harassment/illegal eviction

There is information on Shelter's website on [How to deal with harassment from landlords or agents](#) and [How to deal with illegal eviction](#). There is also a Government publication: [My landlord wants me out: protection against harassment and illegal eviction](#).

## 3.12 Anti-social behaviour

Remedies for tackling anti-social behaviour in private rented housing are outlined in the Library paper: [Anti-social neighbours living in private housing \(England\)](#). There is also [A short guide to anti-social behaviour complaints](#) to help MPs and their staff dealing with casework involving antisocial behaviour.

## 3.13 Succession rights

The rights of residents in private rented properties to succeed to a tenancy on the death of the tenant are covered in the Library briefing on [Succession rights and privately rented housing](#).

## 3.14 Landlord's mortgage default

Information on the position of private tenants whose landlords default on their mortgage payments can be found in the Library briefing on [Mortgage repossessions: tenants' rights \(England and Wales\)](#) and in Government guidance: [Guidance to the Mortgage Repossessions \(Protection of Tenants etc\) Act 2010](#).

## 3.15 Houses in multiple occupation (HMOs)

It has been mandatory for certain larger houses in multiple occupation (HMOs) to be licensed in England and Wales since 6 April 2006. From 1 October 2018 the scope of mandatory HMO licensing in England was extended to apply to HMOs with five or more occupiers living in two or more households regardless of the number of storeys.

At the same time, the Government introduced new mandatory conditions in HMO licences to regulate the size and use of rooms as sleeping accommodation and to require the licence holder to comply with their local

authority domestic refuse scheme. The relevant Library briefing is: [Houses in multiple occupation \(HMOs\) England and Wales](#).

The Library briefing on [Houses in multiple occupation & planning restrictions](#) explains local authority planning powers to limit the development of new HMOs.

## 3.16

### Selective licensing

The Housing Act 2004 provided powers for local authorities to selectively license privately rented properties in designated areas suffering from low housing demand and/or significant and persistent anti-social behaviour.

The relevant Library briefing is: [Selective licensing of private landlords \(England & Wales\)](#).

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## 4 Financial assistance to pay for housing

### 4.1 Housing Benefit

The rules on Housing Benefit are complex and constituents' questions can cover a wide range of issues. The Department of Work and Pensions (DWP) has published a [Housing Benefit Guidance Manual](#) which is a useful starting point.

There are several relevant Library briefings and casework pages:

[Under-occupying social housing: Housing Benefit entitlement](#)

[Housing Benefit: under-occupation in the private rented sector](#)

[Benefit support for housing costs when renting from relatives](#)

[Benefit Cap](#)

[Housing Benefit: Shared Accommodation Rate](#)

[Local Housing Allowance \(LHA\): help with rent for private tenants](#)

### 4.2 Universal Credit

Housing Benefit is being replaced by the housing element of Universal Credit for some claimants. The relevant Library briefing is: [Housing costs in Universal Credit](#).

### 4.3 Discretionary Housing Payments (DHP)

Where a claimant is eligible for Housing Benefit or the housing element of Universal Credit but experiences a shortfall between the rent due and the benefit payable, they can apply to the local authority for a Discretionary Housing Payment. See the Library briefing on [Discretionary Housing Payments](#).

## 4.4 Support for Mortgage Interest

Since 6 April 2018 this assistance is available in the form of a loan for recipients of certain benefits, see [GOV.UK](#). The Library briefing on [Support for Mortgage Interest \(SMI\) loans](#) provides background information.

## 4.5 Council Tax Reduction Schemes

The national Council Tax Benefit scheme was abolished in 2013. Local authorities are required to devise their own schemes of assistance. Questions on local schemes should be addressed to the local authority – scheme information can usually be found on council websites.

The Library briefing on [Council Tax Reduction Schemes](#) provides an overview of current systems of support for Council Tax payments.

## 5 Homelessness

Local authorities in England have a duty to secure accommodation for unintentionally homeless households who fall into a ‘priority need’ category under Part 7 of the Housing Act 1996 (as amended). There is no duty to secure accommodation for all homeless people.

On 3 April 2018, local authorities acquired a duty to work to prevent and relieve homelessness for all eligible homeless applicants – authorities’ advice and assistance duties were also strengthened.

[The Homelessness Code of Guidance for Local Authorities](#) provides statutory guidance on local authority housing and social services’ statutory functions in respect of people who are homeless or at risk of homelessness. Local authorities must have regard to the Code when reaching decisions on homeless applications.

The Shelter website has information on [Homelessness](#), including [how to challenge a council’s decision](#).

There are several Library briefings on homelessness:

[Statutory homelessness in England](#)

[Applying as homeless from an assured shorthold tenancy \(England\)](#)

[Households in temporary accommodation \(England\)](#)

[Rough sleeping \(England\)](#)

[Rough sleepers: access to services and support \(England\)](#)

[Rough sleepers: Enforcement powers \(England\)](#)

### 5.1 Urgent advice and support

[Shelter](#) has an [emergency helpline](#) for those who have nowhere to sleep or are at risk of harm or abuse in their home (8am - 6pm weekdays).

[Citizens Advice](#) has a free national Adviceline: 0800 144 8848 (9am - 5pm weekdays).

[Streetlink](#) is a service that enables the public to alert local authorities in England about rough sleepers in their area via the website, mobile app or a

24-hour helpline (0300 500 0914). The service passes the information about the person sleeping rough on to the local authority who can take steps to ensure the individual is contacted by an outreach worker and connected to local services and support as quickly as possible.

[NightStop UK](#) helps homeless young people aged from 16 to 25 into safe emergency accommodation in more than 31 locations across the UK: 020 7939 1220 (office hours).

The [National Domestic Abuse Helpline](#) is run by the charity Refuge and provides help and advice for victims of domestic abuse on 0808 2000 247 (24hr).

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## 6 General

### 6.1 Disabled adaptations

For information on entitlement to disabled facilities grants (DFGs) administered by local authorities see the Library briefing on [Disabled facilities grants for home adaptations](#). The law governing eligibility for DFGs is found in the Housing Grants, Construction and Regeneration Act 1996.

Disabled residents in blocks of flats often find it difficult to secure adaptations to the communal areas of these blocks. Information on this issue can be found in the Library briefing on [Disabled adaptations in leasehold flats and common parts](#).

### 6.2 Sheltered/retirement housing

Sheltered/retirement housing can be operated by a social landlord or private company. To determine residents' rights, it is necessary to ascertain the tenure of the constituent. In many cases, answers to questions can be found by referring to documents identified in other sections of this note; for example, for residents of leasehold retirement flats see information on the Leasehold Advisory Service website. However certain specific questions come up from time to time concerning the charging of "exit fees" by agents running private sector blocks. The Library briefing on [Leasehold retirement homes: exit/event fees](#) is relevant.

### 6.3 Supported/exempt accommodation

Supported housing is typically defined as any housing service where housing, support and/or care services are provided to help people to live as independently as possible.

Exempt accommodation is supported housing which is exempt from certain Housing Benefit provisions. It is a sector which houses more marginalised groups with support needs, such as recent prison leavers; care leavers; those fleeing domestic violence; and homeless people with substance dependence or mental health issues. The Library briefing on [Supported exempt accommodation \(England\)](#) provides an overview of the regulation of this sector and associated issues.



## 6.4 Empty housing

General information on tackling empty housing can be found on the website of the campaigning body [Action on empty homes](#).

There are two relevant Library briefings: [Empty housing \(England\)](#) and [Empty Dwelling Management Orders \(EDMOs\)](#).

## 6.5 Unsightly and derelict housing

As a rule, there is no general duty on homeowners to maintain their properties and gardens to a specific standard. Exceptions to this rule may apply in certain cases where the properties are part of an estate management scheme. Constituents should seek professional legal advice on their options where a neighbouring property's disrepair, for example, damaged guttering, is causing damage to their home.

Local authorities have several discretionary powers they can use to tackle unsightly or dangerous properties. See the Library constituency casework page on [Unsightly and derelict housing](#).

## 6.6 Overcrowded housing

The current statutory provisions on overcrowded housing can be found in Part X of the Housing Act 1985. More information can be found in the Library briefing on [Overcrowded housing \(England\)](#). There is also a constituency casework page: [Does the law set an age at which children can't share a bedroom?](#)

## 6.7 Minimum bedroom size

There isn't a statutory minimum bedroom size which applies across all housing circumstances, see the Library constituency casework page on [Does the law set a minimum bedroom size in England?](#)

## 6.8 Short-term lettings

The number of short-term lettings in England has increased significantly in recent years, due to the development and growth of the 'sharing economy' and 'peer-to-peer' accommodation services such as Airbnb. Concerns have

been raised about the negative impacts associated with the growth in short-term lettings and their concentration in certain neighbourhoods. The Government has: 1) committed to introduce a light touch registration scheme for short-term lettings; and 2) launched a consultation on planning measures to give local authorities greater control over the number of short-term lettings in their area. The Library briefing on [The growth in short-term lettings \(England\)](#) provides further information.

# 7

## Housing statistics

The Library has developed several interactive tools which will enable you to access local housing statistics:

[Local authority data: housing supply](#)

[Constituency data: house prices](#)

[Constituency data: housing tenure](#)

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