



Covid-19 FAQs for Landlords

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Where can I access the Covid-19 guidance for landlords and tenants ?

[Coronavirus \(COVID-19\) Guidance for Landlords and Tenants](#)

1. If my property is on the market can people move in?

In brief the government guidance as of 26.03.2020 states [Guidance from .gov on moving home](#)

Home buyers and renters should, as far as possible, delay moving to a new property whilst emergency measures are in place to fight Coronavirus. However, if moving is unavoidable for contractual reasons and the parties are unable to reach an agreement to delay, then people must follow the advice on social distancing to minimise the spread of the virus. Anyone with symptoms, self-isolating or shielding from the virus, should follow medical advice and not move for the time being.

2. What if I want to put my property on the market?

If your home is not yet on the market :

Getting your home onto the market may be more challenging than usual in this period. There should be no visitors to your home. You can speak to Estate Agents over the phone and they will be able to give you general advice about the local property market and handle certain matters remotely but they will not be able to start actively marketing your home in the usual manner. If you are thinking about selling, you can use this time to start gathering together all of the information you will need to provide to potential purchasers.

How homes4u can help

We are able to undertake remote valuations using skype, Facetime or Zoom at a time which is convenient with you. We also have an online valuation tool on our website and can provide desktop valuations. Call 0161 448 4805 for more information

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3. Can I carry out or allow viewings?

Viewings are covered in the Government Advice to the public on viewings from:

[Government advice on home moving during the COVID 19 outbreak](#)

There should not be any visitors into your home, and you should therefore not let people visit your property for viewings. Your agent may be able to conduct virtual viewings and you could speak to them about this possibility.

How homes4u can help

At homes4u we have offered video tours as part of our managed landlord service since 2016. Find out more on remote viewings and our success stories by [visiting our latest news on homes4u.co.uk](#).

4. What if my property requires maintenance work?

[Guidance from ARLA](#)

The latest guidance states that any work carried out in people's homes, for example by tradespeople carrying out repairs and maintenance, can continue, provided that the tradesperson is well and has no symptoms. Public Health England guidelines, including maintaining a two-metre distance from any household occupants, must be followed to ensure everyone's safety.

No work should be carried out in any household which is isolating or where an individual is being shielded, unless it is to remedy a direct risk to the safety of the household, such as emergency plumbing or repairs, and where the tradesperson is willing to do so. And no work should be carried out by a tradesperson who has Coronavirus symptoms, however mild. In such cases, Public Health England can provide advice to tradespeople and households.

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5. My property is in an area subject to selective or additional licensing. Is this affected?

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My property is in an area subject to selective or additional licensing. What is going to happen to it?

- Government is encouraging local authorities to take a common-sense, pragmatic approach to enforcement during these unprecedented circumstances.*
- This includes considering pausing the introduction of non-mandatory licensing schemes where this will allow limited resources to be focused where they are most needed.*

If you need a licence you should still apply for them. Our compliance office is still working through.

6. Can landlords seek possession?

Government guidance states

We are asking landlords not to issue new notices seeking possession, and the suspension of housing possession claims from 27 March 2020 means that existing notices seeking possession cannot progress. If you are a tenant, the Protection from Eviction Act 1977 means that you cannot be forced to leave your home without a court order and warrant for execution of that order. The 1977 Act also protects some people who occupy their home under a licence. Breaches of the Act can give rise to a civil action and be a criminal offence

How homes4u can help

Key members of our property management team are working remotely during lockdown and are on hand to answer any questions you may have on compliance, maintenance and end of tenancies. You can reach them on 0161 448 4800.

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7. What is going to happen with my current court possession?

Possessions suspended from 27/03/2020

Guidance from: arla propertymark

All court possession orders are being suspended from 27/03/2020 as part of the changes to the private rental sector to cope with the Coronavirus crisis.

This means that neither cases currently in the system, nor any about to go in, can progress to the stage where someone could be evicted. This suspension of housing possessions action will initially last for 90 days, but this can be extended if needed.

The announcement came on 26/03/2020 evening in the government's latest ruling about the rental sector and the virus.



8. Is there help available for mortgage borrowers with Buy to Let products?

Information below and additional information can be found from www.whatmortgage.co.uk

The three-month payment holiday for mortgage borrowers has now been extended to tenants and buy-to-let landlords. This means that if tenants in either social or private accommodation are struggling to pay their rent due to coronavirus they can speak to their landlord about a payment holiday for up to three months. Likewise, landlords with buy-to-let mortgages can arrange a payment holiday with their lender if their tenants are unable to pay the rent. Most banks and lenders now have an FAQ page regarding mortgage holidays.

How homes4u can help

We partner with a panel of independent financial advisors, if you would like to arrange a call back to discuss your options please email property.management@homes4u.co.uk.

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9. What if my tenant does not pay the rent?

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- *Tenants should continue to pay rent and abide by all other terms of their tenancy agreement to the best of their ability. Tenants who are unable to do so should speak to their landlord at the earliest opportunity.*
- *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.*
- *An early conversation between landlord and tenant can help both parties to agree a plan if tenants are struggling to pay their rent. This can include reaching a temporary agreement not to seek possession action for a period of time and instead accept a lower level of rent, or agree a plan to pay off arrears at a later date. Where a landlord does choose to serve notice seeking possession for rent arrears or has done so already, the notice period and any further action will be affected by legislation lengthening the notice period (see Section 1.3) and/or the suspension of possession claims (see Section 2).*
- *If a landlord and tenant agree a plan to pay off arrears at a later date, it is important they both stick to this plan, and that tenants talk to their landlord immediately if they are unable to do so.*
- *If a tenant is worried about being unable to pay their rent, or if landlords become aware of tenants who may be in difficulty, advice is available from specialist providers such Shelter, Citizens Advice and The Money Advice Service.*
- *Local authorities can provide support for tenants to stay in their homes. If you are experiencing financial hardship, you may be able to access new funding; we have already made E500m available to fund households experiencing financial hardship and are determined to take action to support people in need.*

Useful websites for further information: gov.uk tpos.co.uk propertymark.co.uk propertyindustryeye.com lettingagenttoday.com
tenancydepositscheme.com

If you would like more details on homes4u's fully managed landlord service contact;

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