



**Scottish Federation of  
Housing Associations**



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***S11 Notifications  
Shelter Conference  
April 2006***

# Background

- Homeless Task Force
  - Any landlord (other than a local authority landlord) or other person applying to the court for a re-possession order against a tenant or owner-occupier should be required to notify the relevant local authority of the application. This would enable the local authority to consider what assistance could be provided to prevent the eviction and avoid homelessness.

# Aims

- So far as the prevention of homelessness is concerned, the objective should be to avoid the crisis of homelessness wherever possible.
- Identification of vulnerable groups
- Provision of advice and information
- Support – including mediation, advocacy, counselling

# S11 Notifications

- Translates HTF Recommendation into practice
- Obliges notification to local authority if:
  - Tenants -proceeding for possession being undertaken
  - Owner occupiers – mortgage default, other security

# Who will it affect?

- Mortgage and secured loan companies
- Private landlords
- Registered Social Landlords
- (for local authorities act requires social work and finance to work with housing to prevent eviction)

# Who will it affect?

- Scottish Executive stats April-Sept 2005
- Total 29,434
- Reasons for applying
  - Loss of private sector tenancy 421
  - LA Tenancy 190
  - Other social rented 392
  - Mortgage default 51
  - Expiry SAT 1699
  - Loss service tenancy 422
  - (loss of accommodation 10563)

3175 total = 10.8% of all presentations  
(generous as not all through notice/required to notify)

# The Questions

What does notification mean?

Which part of the local authority –  
by dept or function?

What should local authorities do  
when notification received?



# Notification

- What should it mean for organisations who have to notify local authority
  - Checklists of prevention activity?
  - Access to resources to support and sustain
  - LA Powers to intervene?
  - Data Protection Issues
  - 'Big Brother'?



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