

# Coronavirus: No Evictions

## Ban all evictions from private and social rented sectors during this crisis

### Context

The current coronavirus pandemic is causing high levels of uncertainty and fear for people all over Scotland. For those who rent, this uncertainty extends to the security of their home. We consider it unacceptable that people could lose their home during this national crisis.

The First Minister and the Cabinet Secretary for Communities and Local Government have both stated that no social or private rented sector evictions should happen because of the coronavirus<sup>1</sup>.

The Scottish Government have so far committed to increasing the notice to leave period for evictions from 3 to 6 months for the majority of private rented sector eviction grounds, which is welcome news. The detail is yet to be confirmed, but we hope to see it cover all tenancy types, and all grounds to protect all tenants.

### What we are calling for and why

We are arguing for a no evictions policy during the coronavirus pandemic, as not only it is morally wrong that someone affected by this crisis should lose their home, but we must also ensure that the health emergency is tackled effectively. With restrictions on movement likely to increase over the coming weeks, people must be supported to keep their home, where they can remain safe and self-isolate if necessary. We cannot allow more people to become homeless during this crisis and put additional strain on an already over stretched homelessness system.

### Solution

**We are calling for emergency legislation which introduces a total ban on evictions for all private rented tenancy types, and for all grounds and for social sector tenancies. Emergency legislation is vital if we are to protect the rights and health of all tenants affected by the coronavirus. Tenants should not be evicted during this period, and should be supported wherever possible to mitigate the impact of ill health or loss of earnings due to this crisis.**

### Current eviction cases to be halted

Although new eviction cases are no longer being heard, both Social and Private Landlords will have recently secured eviction decrees. It must be made clear by the Scottish Government that these **eviction decrees should not be acted upon**, at least until after the pandemic has ended and formal instruction should be issued to that effect.

### Enforcement

Enforcement of this legislation will be vital and measures must be put in place to ensure all landlords adhere to the no evictions policy. Should private landlords evict tenants illegally during this period, sanctions must be in place, such as issuing emergency instruction to Local Authorities that any landlord evicting tenants affected during this period, would lose their registered landlord status. All social landlords must adopt a no evictions policy, and we would look to the government and the Scottish Housing regulator to ensure this is complied with.

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<sup>1</sup> [Meeting of Parliament](#) 24<sup>th</sup> March 2020

## **Awareness raising**

An urgent awareness raising campaign with a clear statement from the Scottish Government must be launched to inform tenants of their new rights during the coronavirus pandemic. This will ensure tenants are able to assert their rights and that landlords are held to account.