



Andy Gale

The five key changes to the homelessness legislation /1

Change 1: Currently an applicant is threatened with homelessness if a valid s21 notice is due to expire within 56 days - 175(5).

- This will be changed to an applicant is threatened with homelessness if a valid s.8 notice has been served and the date set out in the notice is within 56 days and the applicant does not have any other accommodation.

Change 2: Currently the Prevention duty cannot be ended for the reason that 56 days or more have passed, it continues until there is an outcome

- This will be changed so that the prevention duty continues until the case has been prevented or it ends for another reason like lost contact or they become homeless.

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Change 3: Ending the Prevention, Relief or Main duties through an offer of a PRS home currently needs a fixed term tenancy (6 months to end relief and 12 months to end main).

- From RRA commencement all that will be required is an assured periodic tenancy.

Change 4: Ending the Relief duty for non-cooperation will no longer result in an applicant being owed a lesser version of the Main duty if they are in priority need and unintentionally homeless.

- They will instead just be owed the Main duty.

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Change 5: The reapplication duty within 2 years of accepting a private rented sector offer (PRSO) to end the main duty will be repealed.

- Currently, an applicant who is not intentionally homeless from a PRSO within 2 years (made to end the main duty) can reapply to the authority without the need to establish priority need. They will go straight to the main duty without the need to go through the relief duty.
- Under the RRA changes this is repealed meaning an applicant who reapplies to an authority within 2 years of accepting a PRS offer to end the main duty will from 1 May 2026 be treated the same as any other applicant and will have no protection if they have lost their priority need when they reapply.