

Private Landlords – Section 11 of the Homelessness (etc) Scotland) Act 2003

What is Section 11?

As of 1st April 2009, Section 11 of the Homelessness (etc) Scotland Act 2003 will be implemented. This means that all Private landlords must notify the Local Authority, from this date onwards, when they raise legal proceedings to evict a tenant. Within South Ayrshire, we will also ask landlords to notify us when a Notice to Quit is issued to routinely end a private tenancy at the expiry date.

What will the Council Do?

Upon receipt of notification, the role of the Local Authority will be to provide housing options advice, and support and assistance to the tenant to prevent homelessness. The Council may also try and discuss tenancy issues and disputes with the landlord, with a view to reaching an agreeable solution. This process could involve an interview for the tenant with our Homelessness Prevention Officer, discussion with external agencies such as Housing Benefit to resolve benefit claims for landlords and tenants, and referral of tenants to specialist advice and support agencies.

I am a landlord, what do I have to do?

If you are a private landlord, and are intending to raise legal proceedings to evict a tenant, you must issue the **Private Landlord Notice** to the Council's Homelessness Prevention Officer. The Notice should be issued to us, at the same time as you issue the Notice of Intention to Raise Legal Proceedings to your tenant.

South Ayrshire Council also ask that you send us this Notice when a you issue a Notice to Quit to routinely bring a tenancy to an end at the expiry date.

The format of the Notice is yet to be finalised and will be made available here prior to April 1st 2009.

Where Should I Send the Notice?

You can issue the Notice to us by post, or by email to Homelessness Prevention Officer, at the following addresses:

Ross McCrindle or Karen Vallance
Email: housingoptionsteam@south-ayrshire.gov.uk
Housing Options Assistants, Housing Options Team

80/88 Kyle Street

Ayr

KA7 1RZ

Tel: 01292 611600

If you have any queries regarding section 11, contact the Scottish Government via email at:
homelessness@scotland.gis.gov.uk.