

## **Students self-isolating at the end of their tenancy period**

---

Students are starting to contact the Students' Union Advice team as they have been advised to self-isolate during a time which extends past their current tenancy end date.

As cases begin to increase again, this is becoming a common issue that tenants and landlords are being faced with.

In light of this Unipol (a student housing charity) have also released guidance for their landlords and tenants - see [here](#).

### **What is the government guidance?**

Government guidance states that all parties involved should be as flexible as possible and should seek to delay moves until tenants and/or other members of their household have come to the end of their self-isolation period – see [here](#) for the guidance.

### **What should you and your landlord/agency do?**

If you have not already approached your landlord/agency – you should contact them as soon as you can to explain your circumstances.

A reasonable landlord should agree to extend your tenancy and postpone the arrival of new tenants (if applicable) to allow you to complete your self-isolation period.

You have protection from eviction and the landlord would need to follow correct legal procedure before asking you to move out. This process is not quick and easy and would involve serving you “notice” to gain possession of the property in the first instance and then waiting for the notice period to expire. By this point, your period of isolation would be over and you would have been able to move out. Therefore, it is in their best interests to resolve this situation in a reasonable manner.

*It may help to send the landlord the link to the government guidance and Unipol information given above.*

### **What about incoming tenants?**

Some tenancies finish on one day and new tenancies start the day after. However, even if the tenancy start date is the day after yours finishes, students often don't move in until closer to the start of the academic year – in this case, your landlord may find that the new tenants are happy to postpone moving in as they should not be required to pay rent for the period they cannot access the property (as you will be there).

Most student have joint tenancies, so they are jointly and severally liable for the rent on the whole of the property. If you are having to self-isolate but your previous housemates aren't, you may find your landlord asks you to pay the full rent for the property for the period you remain there. Under these circumstances, this would seem unreasonable, and we would advise you to seek advice from the SU Advice team.

Government guidance states that no work should take place in people's homes if members of the household are isolating – therefore, cleaners, contractors etc would not be entitled to access the house to get it ready for new tenants until after your isolation period. There are special requirements on cleaning and preparing houses for new occupiers that landlords/letting agents should adhere to. All of these would be part of regular maintenance in between tenancies – something which presumably the landlord and the new tenants would expect to be done prior to move in.

If you are incoming tenants and cannot move into a property as the previous tenant/s are self-isolating, speak to your landlord or agent to see what can be arranged (you shouldn't be liable for any rent/bills for the period you can't access the property).

### **Will I be liable for any costs?**

You would be liable to cover the rent and utility costs for the period that you remain in the property. If you are in a joint tenancy and are having difficulties with agreeing what is reasonable to pay, please contact SU Advice.

### **How can SU Advice help?**

If you have already been in contact with your landlord/agent and are unhappy with their response, please feel free to contact us at [suadvice@nottingham.ac.uk](mailto:suadvice@nottingham.ac.uk) for advice. It would be helpful to let us know what they have said and if you could forward a copy of your tenancy agreement when you contact us.

### **How can the University help?**

If you have not already done so – you are also supposed to notify the University that you have had a positive CV19 test and are self-isolating. The University can provide specific support as required – for example, if you are struggling to access food. Further details and a link to the notification form can be viewed [here](#).

The University Accommodation team recommend in the first instance requesting an extension from your current landlord (with support from SU Advice if needed). If this is not possible, they may be able to accommodate you on campus. Charges to stay in halls will be at £36.42 per day including food. Please contact [Accommodation Services](#) for more information. Students will be required to take a asymptomatic test via the University testing locations 48 hours prior to moving and should contact Cavendish Welcome Point to arrange check in and declare their CV19 status. On receipt the Halls team will allocate a room and food requirements depending on the test result.

**SU Advice housing information:** <https://su.nottingham.ac.uk/advice/housing-advice>

**SU Advice support with a housing issue:** [suadvice@nottingham.ac.uk](mailto:suadvice@nottingham.ac.uk)