

<b>Report on</b>	DfC Response - Notice to Quit Periods for Private Tenancies
<b>Date of Meeting</b>	6th April 2022
<b>Reporting Officer</b>	Kieran Gordon, Assistant Director Health, Leisure & Wellbeing
<b>Contact Officer</b>	Anne Caldwell, Principal Environmental Health Officer

<b>Is this report restricted for confidential business?</b>	Yes	
If 'Yes', confirm below the exempt information category relied upon	No	X

<b>1.0</b>	<b>Purpose of Report</b>
1.1	To inform Members of the Government response, published in February 2022, to the recent consultation exercise on Notice to Quit periods carried out by the Department for Communities (DfC).
<b>2.0</b>	<b>Background</b>
2.1	A notice to quit is a type of eviction letter which must typically be given to a private tenant in writing before the landlord can take the tenant to court for an eviction hearing.
2.2	In September 2021, the Chartered Institute of Housing carried out research on behalf of DfC <i>"Private rented tenancies in Northern Ireland and notice to quit periods."</i> The research report can be viewed at the following link: <a href="https://www.cih.org/publications">https://www.cih.org/publications</a>
2.3	A consultation on Notice to Quit periods ran for 9 weeks from 1st December 2021 to 25 <sup>th</sup> January 2022. Previously in January 2022, Members at the Development Committee resolved to approve the submission of a consultation response on behalf of Mid Ulster District Council by the deadline of 25 <sup>th</sup> January 2022 (minute reference D010/22).
<b>3.0</b>	<b>Main Report</b>
3.1	During 2021, DfC published the response to a consultation on proposals to reform and make the private rented sector safer and a more secure housing option. Due to the urgent need for improved standards in the sector, legislation to bring about reform in the Private Rented Sector is being introduced in 2 phases: <ul style="list-style-type: none"> <li>(1) Firstly, those proposals that could be advanced in the time frame available would be brought forward in a Bill to be delivered during the current Assembly mandate; and</li> <li>(2) Secondly, a further phase of work, such as letting agent regulation, grounds for eviction and a review of the fitness standard, to follow as soon as possible in the next mandate.</li> </ul>
3.2	On behalf of DfC, the Chartered Institute of Housing has completed an analysis of the responses received by stakeholders on proposed changes to the Notice to Quit period as laid out in clause 11 of the Private Tenancies Bill and a copy is enclosed within Appendix A.

<b>4.0</b>	<b>Other Considerations</b>
<b>4.1</b>	<b>Financial, Human Resources &amp; Risk Implications</b>
	Financial: N/A
	Human: N/A
	Risk Management: N/A
<b>4.2</b>	<b>Screening &amp; Impact Assessments</b>
	Equality & Good Relations Implications: To be considered by the Department coordinating the consultation exercise.
	Rural Needs Implications: To be considered by the Department coordinating the consultation exercise.
<b>5.0</b>	<b>Recommendation(s)</b>
5.1	To note the contents of this report.
<b>6.0</b>	<b>Documents Attached &amp; References</b>
6.1	Appendix A: DfC publication in relation to consultation responses (February 2022)