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To: [CEO Name], CEO [LANDLORD]

By email

Dear [CEO Firstname]

Re: The End of the Evictions Moratorium

We are writing to ask that [LANDLORD] agrees to take action which will avoid adding to the homelessness crisis. We are concerned about tenants and residents whose income has been negatively impacted by the Covid-19 pandemic.

You will be aware that the moratorium on evictions is due to end on the 23rd August. The Social Housing Action Campaign (SHAC), like many other organisations, is concerned about the largely poor response of HA executives to the negative economic impact on tenants. Unless radical policy changes are adopted, there will be a wave of eviction proceedings once the courts re-open.

With operating surpluses over [OP SURPLUS], and operating margins at around [OP MARGIN]% according to your latest accounts, we believe that [LANDLORD] can afford to show leadership on this issue.

We have reviewed the policies of the housing association sector. Some landlords have tolerated greater rent and service charge debt levels. Others by contrast have implemented significant rent and service charge hikes. Few have sought to address the underlying causes of debt, namely that tenants are simply unable to pay if their income has declined or disappeared.

SHAC is now calling on landlords to waive rents and service charges for those suffering economic hardship due to the pandemic. We are also urging HAs to consider adopting the policy approach of Clwyd Alyn. Despite being considerably smaller and less wealthy than the G15 group, Clwyd Alyn has taken a positive approach with a desire to avoid evictions entirely as its starting point .

Pending stabilisation of the economy, agreeing that tenants can pay rent and service charges at levels based on affordability would make it possible for [LANDLORD] to display its social mission in a meaningful way.

We hope that you will give this request serious consideration and look forward to hearing from you.

Yours sincerely,

Suzanne

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Social Housing Action Campaign

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