



Social Housing Action Campaign

Dear Suzanne

Our update for 6th April 2024

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- End Service Charge Abuse Meeting -
- Victims of Domestic Violence Petition -



SHAC in The News

The Observer continued our run of coverage on service charge abuse with an article particularly highlighting rising costs for shared owners. Importantly, they also highlighted that tenants and residents are increasingly refusing to pay extortionate and disputed charges.

"Many residents who bought shared-ownership properties built as affordable homes have been sent bills in recent weeks with increases of more than 40% ... More than 1,000 people across the country are now threatening to refuse to pay."

[Outrage as residents in England's 'affordable' housing forced to pay thousands of pounds extra in service charge](#)

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Our letter in **The Guardian** highlighted how [tenants are trapped in a collapsing housing system](#). The mainstream political parties have offered no solutions to the causes of the housing crisis, and we challenged them to pledge significant investment in public housing and greater enforceable protections for tenants and residents.

Tenants are trapped in a collapsing housing system

Social housing tenants are suffering just as much as those in the private rented sector, writes **Suzanne Muna**. Plus letters from **Derrick Joad, Rosemary Walker** and **Bob Colenutt**



in the news

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Letter to Michael Gove

MP **George Howarth's** letter to **Michael Gove** has now reached a fantastic 34 signatures from other MPs, including some big names such as **Jeremy Corbyn**, **John McDonnell**, and **Jess Phillips**.

This is in large part due to lobbying by members.

There may be some late stragglers but we will finalise the letter next week and ask George to submit it. You can see all signatories [here](#).

MP Neil Coyle (Bermondsey and Old Southwark) has now agreed to meet SHAC on the 9th May and we will present him with our evidence bundle.

END SERVICE
CHARGE ABUSE



End Service Charge Abuse Meeting

6.30pm, Thursday 11th April

We have our next **End Service Charge Abuse meeting** on Thursday. Please join us for a full update on actions since the last meeting, and to help us plan the next steps.

Add to my
calendar

- 6.30pm, Thursday 11th April
- [Zoom link](#)
- ID ~ 883 1551 6051
- Passcode ~ 402569

Please add the details (left) to your diary.



Request a breakdown of
your service charges using
our free tool



Find out more

Demand Your Service Charge Evidence

Now that rent and service charge increases have arrived, we would encourage everyone to request their service charge statements and invoice packs.

Leaseholders and shared owners have entitlement to this information under the Landlord and Tenant Act Section 21 and Section 22. The law is greyer on the rights of full renters. However, both can use the automated tool developed by Find Others especially for SHAC.

The **Find Others** platform has pre-set texts for each stage: requesting a statement, requesting an invoice pack, and escalating to a complaint if the landlord doesn't comply within the deadlines. All you need to do is plug in your name and address, tenancy type, and landlord, then hit send.

[Request my service charge breakdown](#)



Petitions

UK Government
and Parliament

Member Petition

Our member Sarah Hughes is petitioning government for a new law to guarantee new social housing tenancies for victims of violence.

Sarah writes:

"I want a new housing law passed that protects victims of all forms of violence, including domestic violence, that hold social housing tenancies. If they flee their home they should have a guaranteed right to be quickly offered a new tenancy e.g through a management move or a reciprocal move."

You can sign Sarah's petition [here](#).



nextdoor

**Join
Nextdoor**

Nextdoor Network

Posting a message on the Nextdoor app is one great way to encourage tenants and residents from your landlord (or other housing associations) to join SHAC and build critical strength.

Nextdoor is a Facebook-style social networking site that links people in the same locality. You can find out more and get set up [here](#).

Some of our members have been very successful in using it to raise awareness of SHAC's work, in one case getting 1,800 views for a single post, and recruiting neighbours who are also residents of her landlord.

Missed an Update?

Previous newsletters can be downloaded [here](#).

WhatsApp Campaign Groups

SHAC members increasingly use WhatsApp to communicate between meetings, provide peer support, and plan action. Click on the relevant links below if you would like to join in.

SHAC Campaigns - all welcome

[Clarion](#) | [Hyde](#) | [MTVHA](#) | [Notting Hill Genesis](#) | [Riverside / One Housing Group](#) | [L&Q](#) | [Southern](#) | [Peabody](#) | [Guinness / SBHA](#) | [Home Group](#) | [Wandle](#) | [Councils](#)

Take Action

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