

Coronavirus (COVID-19)

Guidance for Landlords of multi-occupied properties

The purpose of this leaflet is to provide information and guidance to all landlords of multi-occupied properties so that if necessary they can provide advice to tenants in line with government guidance, on what to do if they believe they or other occupiers have possible coronavirus (Covid 19) infection.

If a tenant has symptoms of coronavirus, then all household members must stay at home and not leave the house for 14 days. The 14-day period starts from the day when the first person in the house became ill. It is likely that people living within a household will infect each other or be infected already. Staying at home for 14 days will greatly reduce the overall amount of infection the household could pass on to others in the community.

All household members who remain well may end household isolation after 14 days. The 14-day period starts from the day the illness began in the first person to become ill. Fourteen days is the incubation period for coronavirus; people who remain well after 14 days are unlikely to be infectious.

Further information is available from the Public Health England website on their [Stay at home: guidance for households with possible or confirmed coronavirus \(COVID-19\) infection page](#), which will be updated as more information becomes available.

Persons who have to self-isolate are being encouraged to work from home, but you should be aware that for many occupiers this will not be possible, and depending upon their occupation they may also be at risk of losing income during this period which will affect their ability to pay rent. You need to be aware that the government have brought in emergency legislation extending the notice period required under sections 8 and 21 of the Housing Act 1988 to a minimum of 6 months. It is only after this period that you can apply for a court order. This notice extension period is in effect until March 2021.

If you are renting to any vulnerable individuals (such as the elderly or those with underlying health conditions) if possible, they should move temporarily to stay with friends or family for the duration of the home isolation period.

Occupiers should be encouraged to plan in advance what they will do if for example, someone in the household were to feel much worse, such as having difficulty breathing. Please ensure that tenant information is updated to advise them that if anyone needs clinical

advice, they should go online to NHS 111 (or call 111 if they don't have internet access). If someone is seriously ill, injured or their life is at risk call 999.

Use of shared spaces when individuals who live with others in HMOs are self-isolating

If someone is unwell, they should minimise visiting shared spaces such as kitchens, bathrooms and sitting areas.

They should aim to keep 2 metres from other people, reduce interpersonal contact such as not sharing a bed with another person and regularly wash their hands. Shared spaces should be kept well ventilated if possible.

If toilet or bathroom facilities are shared, they should use a separate bathroom if possible. The bathroom should be cleaned and disinfected using regular cleaning products before being used by anyone else.

If a separate bathroom is not available, consideration should be given to drawing up a rota for washing and bathing, with the person who is unwell using the facilities last, before thoroughly cleaning the bathroom themselves (if they are able or it is appropriate). A person who is unwell should use separate body and hand towels from other people. They should avoid using shared kitchens whilst others are present. They should take their meals back to their room to eat and use a dishwasher (if available) to clean and dry crockery and cutlery.

Further information and guidance from the government is available in their [coronavirus \(COVID-19\) guidance for landlords and tenants publication](#).

We have prepared an information leaflet for tenants. Please could you either email this to your tenants or print it off and display in a communal area of your property.