



February 26th, 2026

**Chairperson:** Alderman O Gawith

**Vice-Chairperson:** Councillor S Burns

**Aldermen:** J Baird, S Skillen

**Councillors:** J Bamford, D Bassett, P Catney, A Givan, A Gowan, G Hynds, C McCready, B Magee, M McKeever, R McLernon, N Parker

**Ex Officio:**

The Right Worshipful the Mayor, Alderman A Grehan

Deputy Mayor, Alderman H Legge

**Notice Of Meeting**

A meeting of the Environment and Sustainability Committee will be held on **Wednesday, 4th March 2026 at 6:00 pm** for the transaction of the undernoted Agenda.

Hot Buffet will be available in Lighters from 5.15pm for Committee Members.

**David Burns**  
**Chief Executive**

# Agenda

## 1.0 Apologies

## 2.0 Declaration of Interests

▢ *Disclosure of Interests form Sept 24.pdf*

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## 3.0 Report by the Director of Environmental Services

### 3.1 Houses in Multiple Occupancy Review of Licence Scheme Charges and Proposed Increase in Licence Fee from 1 April 2026

*For Decision*

▢ *Item 3.1 - HMO Occupancy, Licence Charges.pdf*

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## 4.0 Report by the Head of Service (Environmental Health, Risk and Emergency Planning)

### 4.1 The Private Tenancies (Notice to Quit) Regulations (Northern Ireland) 2025

*For Decision*

▢ *Item 4.1 - Report - DfC Consultation - Private Tenancies (Notice to Quit) Regs (NI) 2025 amended feb 2026.pdf*

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▢ *Item 4.1 Appendix 1 EH - DfC Consultation - Private Tenancies (Notice to Quit) Regs (NI) 2025.pdf*

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▢ *Item 4.1 Appendix 2 EH - DfC Guidance - Private Tenancies (Notice to Quit) Regs (NI) 2025.pdf*

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▢ *Item 4.1 Appendix 3 EH - DfC Draft Response - Private Tenancies (Notice to Quit) Regs (NI) 2025 amended Feb 2025.pdf*

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### 4.2 Storm Chandra

*For Noting*

▢ *Item 4.2 - Report - Emergency Response - Storm Chandra.pdf*

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## 5.0 Report by the Head of Service (Waste Management and Operational Services)

### 5.1 Rethinking Our Resources: Northern Ireland Resources and Waste Management Strategy Consultation

*For Decision*

▢ *Item 5.1 W&OS - Rethinking our Resources Northern Ireland Resources and Waste Management Strategy.pdf*

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## **6.0 Any Other Business**

LISBURN & CASTLEREAGH CITY COUNCIL

MEMBERS DISCLOSURE OF INTERESTS

1. Pecuniary Interests

The Northern Ireland Local Government Code of Conduct for Councillors under Section 6 requires you to declare at the relevant meeting any pecuniary interest that you may have in any matter coming before any meeting of your Council.

Pecuniary (or financial) interests are those where the decision to be taken could financially benefit or financially disadvantage either you or a member of your close family. A member of your close family is defined as at least your spouse, live-in partner, parent, child, brother, sister and the spouses of any of these. Members may wish to be more prudent by extending that list to include grandparents, uncles, aunts, nephews, nieces or even close friends.

This information will be recorded in a Statutory Register. On such matters **you must not speak or vote**. Subject to the provisions of Sections 6.5 to 6.11 of the Code, if such a matter is to be discussed by your Council, **you must withdraw from the meeting whilst that matter is being discussed**.

2. Private or Personal Non-Pecuniary Interests

In addition you must also declare any significant private or personal non-pecuniary interest in a matter arising at a Council meeting (please see also Sections 5.2 and 5.6 and 5.8 of the Code).

Significant private or personal non-pecuniary (membership) interests are those which do not financially benefit or financially disadvantage you or a member of your close family directly, but nonetheless, so significant that could be considered as being likely to influence your decision.

Subject to the provisions of Sections 6.5 to 6.11 of the Code, you must declare this interest as soon as it becomes apparent and **you must withdraw from any Council meeting (including committee or sub-committee meetings) when this matter is being discussed**.

In respect of each of these, please complete the form below as necessary.

**Pecuniary Interests**

Meeting (Council or Committee - please specify and name):

\_\_\_\_\_

Date of Meeting: \_\_\_\_\_

Item(s) in which you must declare an interest (please specify item number from report):

\_\_\_\_\_

Nature of Pecuniary Interest:

**Private or Personal Non-Pecuniary Interests**

Meeting (Council or Committee - please specify and name):

---

Date of Meeting: \_\_\_\_\_

Item(s) in which you must declare an interest (please specify item number from report):

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Nature of Private or Personal Non-Pecuniary Interest:

Name:

Address:

Signed:

Date:

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*If you have any queries please contact David Burns, Chief Executive,  
Lisburn & Castlereagh City Council*

<b>Committee:</b>	Environment & Sustainability
<b>Date:</b>	4 <sup>th</sup> March 2026
<b>Report from:</b>	Director Environmental Services

<b>Item for:</b>	Decision
<b>Subject:</b>	Houses in Multiple Occupancy Review of Licence Scheme Charges and Proposed Increase in Licence Fee from 1 April 2026

1.0	<b><u>Background and Key Issues</u></b>
1.1	The Houses in Multiple Occupation (HMO) Act (Northern Ireland) 2016 “2016 Act” received Royal Assent on 12 May 2016 and took effect from the 1 April 2019. The Department for Communities (“DfC”) laid the subordinate Regulations the Houses of Multiple Occupation (Fees) Regulations (NI) 2019 “2019 Regulations”. These Regulations set the maximum level of fee for an application for an HMO licence at £45 per person, per annum. This contract is managed by Belfast City Council for all local authorities in Northern Ireland.
1.2	Following the submission of financial information by Belfast City Council to the Department for Communities (“DfC”) in December 2024, the Department in exercise of the powers conferred by Section 84 of the Houses in Multiple Occupation Act (Northern Ireland) 2016 (“2016 Act”) enacted the Houses in Multiple Occupation (Fees) (Amendment) Regulations (Northern Ireland) 2025 (“2025 Regulations”). Those regulations came into operation on the 1 August 2025.
1.3	The 2025 Regulations changed the maximum permissible fee from £45 per person, per annum to £75 per person, per annum.
1.4	The policy objective of the 2025 Regulations was to allow the HMO Licensing Scheme to continue to operate on a cost neutral basis for councils. This reiterated the policy objective at the time of the introduction of the 2016 Act, which was to ensure that the transfer of the administration of HMOs to councils would be cost neutral and not at the expense of rate payers.
1.5	However, there is a conflict between the <a href="#">Houses in Multiple Occupation (Fees) Regulations (Northern Ireland) 2019</a> and the <a href="#">Provision of Services Regulations 2009</a> . Legal advice, on this conflict, was sought from external counsel. Belfast City Council Legal Services subsequently confirmed that in setting the fee payable when applying for an HMO licence, the Council is restricted to <b>ONLY</b> recovering the cost of processing the application. This amounts to 86% of the full cost of providing the HMO Service
1.6	A review of the HMO charging model has forecasted that for the current 5-year term 2024/2025 – 2028/2029 the licence application fee needs to increase to £62 per person, per annum.
1.7	A paper was presented to the Society of Local Authority Chief Executives (“SOLACE”) on 6 February 2026 to inform them of the need to increase the HMO licence fee. SOLACE

	agreed to the proposed fee increase and confirmed that each Council will take this report to their respective Council Committee in March 2026 to agree the uplift.									
2.0	<b><u>Recommendation</u></b>									
2.1	The committee is asked to agree to the increase of the HMO licence application fee to £62 per person per year, from the 1 April 2026. The committee is also asked to increase the costs of varying an HMO licence as follows –									
	<table border="1"> <thead> <tr> <th colspan="2">Licence variations</th> </tr> <tr> <th>Item</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>Addition of a new managing agent.</td> <td>£250</td> </tr> <tr> <td>Addition of a new occupant</td> <td>£310 for each new occupant + £125 inspection fee (per visit)</td> </tr> </tbody> </table>		Licence variations		Item	Cost	Addition of a new managing agent.	£250	Addition of a new occupant	£310 for each new occupant + £125 inspection fee (per visit)
Licence variations										
Item	Cost									
Addition of a new managing agent.	£250									
Addition of a new occupant	£310 for each new occupant + £125 inspection fee (per visit)									
2.2	Further, the committee is asked to note that the Chair of SOLACE will write to the DfC Permanent Secretary regarding the risk being carried by Councils and the need to bring forward legislation on this matter within the current mandate.									
3.0	<b><u>Finance and Resource Implications</u></b>									
	None for LCCC – this service is delivered by Belfast City Council.									
4.0	<b><u>Equality/Good Relations and Rural Needs Impact Assessments</u></b>									
4.1	Has an equality and good relations screening been carried out?	NO								
4.2	Brief summary of the key issues identified and proposed mitigating actions <u>or</u> rationale why the screening was not carried out									
4.3	Has a Rural Needs Impact Assessment (RNIA) been completed?	NO								
4.4	Brief summary of the key issues identified and proposed mitigating actions <u>or</u> rationale why the screening was not carried out.									
<b>Appendices:</b> None										



<b>Committee:</b>	Environment & Sustainability
<b>Date:</b>	4 March 2026
<b>Report from:</b>	Head of Service - Environmental Health, Risk and Emergency Planning

<b>Item for:</b>	Decision
<b>Subject:</b>	The Private Tenancies (Notice to Quit) Regulations (Northern Ireland) 2025

1.0	<b><u>Background and Key Issues</u></b>										
1.1	The Environmental Health, Risk and Emergency Planning Service Unit has received a Consultation document from Department for Communities (DfC) relating to Draft Regulations, associated Guidance and an Equality Impact Assessment on Notice to Quit periods which will run from 5 January until 29 March 2026 (attached as <b>Appendix 1 EH</b> for Members' information).										
1.2	Environmental Health Officers are responsible for enforcing private tenancy legislation in Northern Ireland, including the Private Tenancies (Northern Ireland) Order 2006 and the Private Tenancies Act (Northern Ireland) 2022, which regulate matters such as tenancy deposits, property standards, tenant information and eviction procedures.										
1.3	A Notice to Quit is a formal document a landlord provides to a tenant to terminate a tenancy. It is the mandatory first step in the eviction process and is a prerequisite before any legal action can be initiated. This Notice is not an Eviction Order. The document establishes a clear timeline and reason for the termination, forming the foundation for court proceedings if the tenant fails to comply.										
1.4	The current Notice to Quit requirements for landlords are set out in the table below										
	<table border="1"> <thead> <tr> <th>Length of Tenancy</th> <th>Minimum Notice to Quit Period</th> </tr> </thead> <tbody> <tr> <td>1 year or less</td> <td>4 weeks</td> </tr> <tr> <td>1-10 years</td> <td>8 weeks</td> </tr> <tr> <td>10 years or more</td> <td>12 weeks</td> </tr> </tbody> </table>	Length of Tenancy	Minimum Notice to Quit Period	1 year or less	4 weeks	1-10 years	8 weeks	10 years or more	12 weeks		
Length of Tenancy	Minimum Notice to Quit Period										
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10 years or more	12 weeks										
1.5	The statutory notice period required for landlords and tenants to lawfully terminate a private tenancy in Northern Ireland is set in Article 14 of the Private Tenancies (Northern Ireland) Order 2006 (as amended by Section 11 of the Private Tenancies Act (Northern Ireland) 2022) sets out longer Notice to Quit periods that a landlord must give to a tenant.										
1.6	The increased Notice to Quit periods are as follows:										
	<table border="1"> <thead> <tr> <th>Length of Tenancy</th> <th>Minimum Notice to Quit Period</th> </tr> </thead> <tbody> <tr> <td>1 year or less</td> <td>8 weeks</td> </tr> <tr> <td>1-3 years</td> <td>4 months</td> </tr> <tr> <td>3-8 years</td> <td>6 months</td> </tr> <tr> <td>8 years or more</td> <td>7 months</td> </tr> </tbody> </table>	Length of Tenancy	Minimum Notice to Quit Period	1 year or less	8 weeks	1-3 years	4 months	3-8 years	6 months	8 years or more	7 months
Length of Tenancy	Minimum Notice to Quit Period										
1 year or less	8 weeks										
1-3 years	4 months										
3-8 years	6 months										
8 years or more	7 months										

1.7 These notice periods are already established (to be enacted in these Regulations) through consultation in 2021, agreed by Committee in February 2022 and are referred to as standard case notice periods and a landlord does not need to give a reason to issue a standard case Notice to Quit. This Notice to Quit must be given in in the standard case form as laid out in these Regulations.

1.8 Through this Consultation Council are being asked to consider 4 circumstances in which a landlord can give a shorter notice period than those set out in Article 14(1A). The Regulations refer to these shorter notice periods as Special Case Notice Periods. These circumstances and associated notice periods are set out in the table below:

Notice to Quit Circumstance	Special Case Notice Period
Substantial arrears of rent	1 month
Engaged in Serious Antisocial Behaviour	2 weeks
Convicted of a Relevant Criminal Offence	2 weeks
Possession for occupation by the landlord or landlord's immediate family	3 months

1.9 The Guidance (attached as **Appendix 2 EH**) provides information on:

- the definitions for each of the circumstances where a Special Case Notice to Quit would apply.
- the length of the shorter notice period for each special case circumstance;
- examples of evidence that a landlord would need to prove the validity of the shorter notice; and
- some sources of further help and advice that may be useful to tenants and/or landlords.

1.10 A Draft Consultation Response (attached as **Appendix 3 EH**), prepared in collaboration with Environmental Health teams across all councils in Northern Ireland, highlights the following main points:

- In cases of rent arrears, the Council believes landlords should be required to provide evidence that they have attempted to engage the tenant in a repayment plan.
- The Council would welcome clarification from DfC that there is no obligation to prove a "statutory nuisance" to demonstrate antisocial behaviour and that evidence of repeated annoyance or disturbance would suffice.
- Greater clarity on data sharing and information protocols is needed for instances where evidence is requested from Environmental Health regarding antisocial behaviour. Greater guidance should be provided of examples of what should and should not be used as ASB examples for reduced NTQ period.
- The Council would also welcome guidance on how a landlord can provide evidence of a relevant tenant conviction in the High Court.

### 1.11 **Summary**

The Department for Communities has consulted on Draft Regulations to give effect to extended Notice to Quit periods within the private rented sector, alongside supporting guidance. The proposed Regulations are required to implement provisions contained within the Private Tenancies Act (Northern Ireland) 2022 and to clarify the circumstances in which shorter notice periods may apply.

	<p>The Consultation seeks to balance increased security of tenure for tenants with appropriate safeguards for landlords in defined “special case” circumstances.</p> <p>Environmental Health has reviewed the proposals and in collaboration with other councils, prepared a draft response that broadly supports the intent of the Regulations while highlighting practical and enforcement considerations.</p>	
2.0	<p><b><u>Recommendation</u></b></p> <p>It is recommended that Members approve the Consultation Response document in relation to The Private Tenancies (Notice to Quit) Regulations (Northern Ireland) 2025 (attached as <b>Appendix 3 EH</b>) to be submitted to DfC on behalf of the Council.</p>	
3.0	<p><b><u>Finance and Resource Implications</u></b></p> <p>Not Applicable.</p>	
4.0	<p><b><u>Equality/Good Relations and Rural Needs Impact Assessments</u></b></p>	
4.1	<p>Has an equality and good relations screening been carried out?</p>	<p>Yes by DfC</p>
4.2	<p>Brief summary of the key issues identified and proposed mitigating actions <u>or</u> rationale why the screening was not carried out</p> <p>The Department of Communities have carried out a Regulatory Impact Assessment (RIA) in relation to these matters within this legislation.</p>	
4.3	<p>Has a Rural Needs Impact Assessment (RNIA) been completed?</p>	<p>Yes by DfC</p>
4.4	<p>Brief summary of the key issues identified and proposed mitigating actions <u>or</u> rationale why the screening was not carried out.</p> <p>The Department of Communities have carried out a Regulatory Impact Assessment (RIA) in relation to these matters within this legislation.</p>	

<p><b>Appendices:</b></p>	<p><b>Appendix 1 EH</b> - DfC Consultation on The Private Tenancies (Notice to Quit) Regulations (Northern Ireland) 2025</p> <p><b>Appendix 2 EH</b> - Guidance on The Private Tenancies (Notice to Quit) Regulations (Northern Ireland) 2025</p> <p><b>Appendix 3 EH</b> - Draft Consultation Response on Notice to Quit periods</p>
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Department for  
**Communities**  
[www.communities-ni.gov.uk](http://www.communities-ni.gov.uk)

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Head of Branch, Private Rented Sector  
Level 3  
Causeway Exchange  
1-7 Bedford Street  
Belfast  
BT2 7EG  
e-mail: [prs@communities-ni.gov.uk](mailto:prs@communities-ni.gov.uk)

5 January 2026

Dear Stakeholder

### **CONSULTATION ON DRAFT REGULATIONS, ASSOCIATED GUIDANCE AND AN EQUALITY IMPACT ASSESSMENT ON NOTICE TO QUIT PERIODS**

The purpose of this note is to advise you that Department has today launched the above 12-week consultation which will run from 5 January until 29 March 2026. Alongside the consultation, the Department has provided a link to the published research report completed by the Chartered Institute of Housing. This research informed the thinking on key issues.

The aim of the consultation is to seek your views on the content of the Private Tenancies (Notice to Quit) Regulations (Northern Ireland) 2025, associated guidance and an Equality Impact Assessment, to ensure the Department properly considers equality issues in seeking to bring in longer notice to quit periods.

Please take this opportunity to respond.

A copy of the consultation can be accessed at the link below:

<https://www.communities-ni.gov.uk/consultations/consultation-notice-quit-periods>

Yours sincerely

**JULIE LAVERY**

DfC Housing, Private Rented Sector Branch

**INVESTORS IN PEOPLE**<sup>®</sup>  
We invest in people Standard

*Draft Regulations laid before the Assembly under Article 72(3) of the Private Tenancies (Northern Ireland) Order 2006, for approval by resolution of the Assembly*

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DRAFT STATUTORY RULES OF NORTHERN  
IRELAND

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**2025 No. 0000**

LANDLORD AND TENANT

THE PRIVATE TENANCIES (NOTICE TO QUIT) REGULATIONS  
(NORTHERN IRELAND) 2025

<i>Made</i>	- - - -	<i>XXxx XXXX 2025</i>
<i>Laid before the Assembly</i>		<i>xx XXXX 2025</i>
<i>Coming into operation</i>		<i>XX XXX 2025</i>

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SCHEDULE 1 — NOTICE TO QUIT: STANDARD CASE

SCHEDULE 2 — NOTICE TO QUIT: SPECIAL CASE

The Department for Communities(a) in exercise of the powers conferred by Article 14(5) and (9) of the Private Tenancies (Northern Ireland) Order 2006(b) makes the following Regulations.

## Introductory

### Citation and commencement

1.—(1) These Regulations may be cited as the Private Tenancies (Notice to Quit) Regulations (Northern Ireland) 2025.

(2) These Regulations come into operation on XX XXXX 2025.

### Interpretation

2. In these Regulations—

“2006 Order” means the Private Tenancies (Northern Ireland) Order 2006;

“special case” means a case within one of the circumstances set out in Article 14(6) of the 2006 Order;

“standard case” means a case where the relevant period for a notice to quit is set out in Article 14(1A) of the 2006 Order.

Notice to quit: standard case

### Form of notice to quit

3. A notice to quit in a standard case must be in the form set out in Schedule 1.

Notice to quit: special cases

### Form of notice to quit

4. A notice to quit in a special case must be in the form set out in Schedule 2.

### Length of notice to quit

5.—(1) The relevant period for the purposes of Article 14(1) of the 2006 Order (length of notice to quit) is—

(a) 1 month, in a case falling within Article 14(6)(a) (substantial arrears of rent),

(b) 2 weeks, in a case falling within Article 14(6)(b) (serious anti-social behaviour),

(c) 2 weeks, in a case falling within Article 14(6)(c) (conviction for a relevant criminal offence),

(d) 3 months, in a case falling within Article 14(6)(d) (occupation by landlord or landlord’s family).

(2) In accordance with Article 14(1A) of the 2006 Order, where a case falls within paragraph (1) of this regulation, then the relevant period is that set out in paragraph (1), and not that set out in Article 14(1A).

### Special case: substantial arrears of rent

6.—(1) In Article 14(6)(a) of the 2006 Order “substantial arrears of rent” means—

(a) See section 1(7) of the Departments Act (Northern Ireland) 2016 (c. 5 (N.I.)) and S.R. 2016 No. 76

(b) S.I. 2006 No. 1459 (N.I. 10) as amended by the Private Tenancies Act (Northern Ireland) 2022 (c. 20)

- (a) where rent is payable weekly, fortnightly, or every 4 weeks, 8 weeks' worth of rent is in arrears,
- (b) where rent is payable monthly, 2 months' worth of rent is in arrears,
- (c) where rent is payable quarterly or annually, the rent has not been paid within 2 months of the date it was due.

(2) Where a notice to quit has been issued in the case of a tenant being in substantial arrears of rent, but the tenant pays all outstanding arrears by the date that notice is to take effect, that notice does not take effect.

#### **Special case: serious anti-social behaviour**

7. In Article 14(6)(b) of the 2006 Order “engaged in serious anti-social behaviour in, or in the locality of, the dwelling-house” means—

- (a) used the dwelling-house, or allowed it to be used, for illegal purposes,
- (b) harassed or caused alarm or distress to a person, in, or in the locality of, the dwelling-house,
- (c) caused serious annoyance or nuisance to a person, or repeatedly caused annoyance or nuisance to a person, in, or in the locality of, the dwelling-house,
- (d) deliberately caused substantial damage to the dwelling-house, or to the landlord’s property within the dwelling-house.

#### **Special case: relevant criminal offence**

8. In Article 14(6)(c) of the 2006 Order “relevant criminal offence” means—

- (a) an indictable offence—
  - (i) committed wholly or partly in, or in the locality of, the dwelling-house,
  - (ii) committed elsewhere against a person with a right to reside in, or occupy housing accommodation in the locality of the dwelling-house, or
  - (iii) committed elsewhere against—
    - (aa) the landlord, or
    - (bb) a person employed (whether or not by the landlord) in connection with the exercise of the landlord’s housing functions, and directly or indirectly related to or affecting those functions,
- (b) an offence involving using the dwelling-house, or allowing it to be used, for illegal purposes.

#### **Special case: occupation by landlord or landlord’s family**

9.—(1) After Article 14(6)(c) of the 2006 Order insert—

“(d) the landlord seeks possession of the dwelling-house for occupation, by the landlord or by the landlord’s immediate family, as a dwelling-house.”

(2) In Article 14(6)(d) of the 2006 Order “immediate family” means—

- (a) where the landlord is a member of a couple, the other member of the couple,
- (b) the landlord’s parent, grandparent, child, grandchild, brother or sister.

(3) For the purposes of paragraph (2)(a) “couple” means—

- (a) two people who are married to, or civil partners of, each other and are members of the same household;
- (b) two people who are not married to, or civil partners of, each other but are living together as if spouses or civil partners of each other.

(4) For the purposes of paragraph (2)(b)—

- (a) a relationship by marriage or civil partnership is to be treated as a relationship by blood,

- (b) a relationship of the half-blood is to be treated as a relationship of the whole blood,
- (c) the stepchild of a person is to be treated as the child of the person.

#### **Statement of evidence to be included in the notice to quit**

- 10.**—(1) A notice to quit in a special case must include a statement of evidence.
- (2) A statement of evidence must set out evidence showing that the notice to quit falls within one of the cases set out in Article 14(6) of the 2006 Order.
- (3) In a case falling within Article 14(6)(a) (substantial arrears of rent), the statement of evidence must—
- (a) state the total arrears due on the date of the notice to quit,
  - (b) state, in respect of each period for which rent was payable but not paid in full—
    - (i) the date the rent was due,
    - (ii) the amount of rent that was due,
    - (iii) the amount of rent that was not paid,
  - (c) state the manner in which the rent was meant to be paid, including, for example, the bank details of the account into which the rent was to be paid.
- (4) In a case falling within Article 14(6)(b) (serious anti-social behaviour), the statement of evidence must set out the nature of the serious anti-social behaviour and the date or dates upon which it occurred.
- (5) In a case falling within Article 14(6)(c) (relevant criminal offence) the statement of evidence must set out, to the best knowledge of the landlord, details of the conviction.
- (6) But a statement of evidence is not required in a case falling within Article 14(6)(d) of the 2006 Order (occupation by landlord or landlord’s immediate family).

#### **Affidavit to be included in notice to quit: occupation by landlord or landlord’s immediate family**

- 11.**—(1) A notice to quit in a case falling within Article 14(6)(d) (occupation by landlord or landlord’s immediate family) must be accompanied by an affidavit.
- (2) The affidavit must state that the landlord seeks possession of the dwelling-house for occupation, by the landlord or by the landlord’s immediate family, as a dwelling-house, and specify—
- (a) the intended occupant’s identity,
  - (b) if the intended occupant is not the landlord, their relationship to the landlord,
  - (c) the expected duration of the occupancy.

#### **Statement of evidence and affidavit: general**

- 12.**—(1) Evidence may be adduced in court proceedings relating to the notice to quit despite not being included in the statement of evidence or affidavit.
- (2) A notice to quit is not invalidated by a defect in the statement of evidence or affidavit unless—
- (a) the defect is so serious that it unfairly prejudices the tenant, or
  - (b) if the defect were rectified, the notice to quit would not fall within one of the cases set out in Article 14(6) of the 2006 Order.

Sealed with the Official Seal of the Department for Communities on XXxx XXX 2025.



*Name of officer*  
A senior officer of the Department for Communities

SCHEDULE 1

NOTICE TO QUIT: STANDARD CASE

Regulation 3

NOTICE BY A LANDLORD TO QUIT A DWELLING-HOUSE LET UNDER A PRIVATE TENANCY (STANDARD CASE)

**This notice must be given to the tenant not less than the relevant period before the date on which the notice period ends.**

This Notice applies in a standard case falling under Article 14(1A) of the Private Tenancies (Northern Ireland) Order 2006.

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TO: NAME OF TENANT(S).....

Address of the dwelling-house:.....

Name and contact details of landlord(s): .....

Name and contact details of agent (where applicable): .....

Notice to quit period: .....

Date notice to quit period ends: .....

Signed (Landlord/Agent of landlord) \*delete as applicable

Signature: .....

Date: .....

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**Additional information**

1. If the tenant does not leave the dwelling-house, the landlord must get an order for possession from the Court before the tenant can be lawfully evicted. The landlord cannot apply for this order until the notice to quit period ends.
2. A tenant who does not know if they have any right to remain in possession after a notice to quit period ends, or is otherwise unsure of their legal rights, can obtain advice from a solicitor. Help with

all or part of the cost of legal advice and assistance may be available under the Legal Aid scheme. They should also be able to obtain information from Housing Rights, or the Law Centre (NI).

3. In accordance with Article 14(1A) of the Private Tenancies (Northern Ireland) Order 2006, the minimum relevant period for a notice to quit in this standard case is

- (a) 8 weeks, if the tenancy has not been in existence for more than 12 months;
- (b) 4 months, if the tenancy has been in existence for more than 12 months but not for more than 3 years;
- (c) 6 months, if the tenancy has been in existence for more than 3 years but not for more than 8 years; and
- (d) 7 months, if the tenancy has been in existence for more than 8 years.

## SCHEDULE 2

### NOTICE TO QUIT: SPECIAL CASE

Regulation 4

#### NOTICE BY A LANDLORD TO QUIT A DWELLING-HOUSE LET UNDER A PRIVATE TENANCY (SPECIAL CASE)

**This notice must be given to the tenant not less than the relevant period before the date on which the notice period ends.**

This Notice applies in a special case falling under Article 14(6) of the Private Tenancies (Northern Ireland) Order 2006.

TO: NAME OF TENANT(S).....

Address of the dwelling-house:.....

Name and contact details of landlord(s): .....

Name and contact details of agent (where applicable): .....

Notice to quit period and reason for notice to quit (select as applicable)

- (a) 1 month, due to substantial arrears of rent.
- (b) 2 weeks, due to serious anti-social behaviour in, or in the locality of, the dwelling-house.
- (c) 2 weeks, due to a relevant criminal conviction.
- (d) 3 months, due to occupation by landlord or landlord’s immediate family.

(If reason is substantial arrears of rent, the tenant has the option to prevent termination by settling all outstanding rent, including any additional amount that has become due before the notice to quit period ends)

Date notice to quit period ends: .....

Statement of evidence – evidence showing that the notice to quit falls within the reason outlined above (Continue on additional sheets if required)

If the reason is occupation by landlord or landlord’s immediate family, then instead of a statement of evidence, there needs to be an affidavit attached to this notice

Signed (Landlord/Agent of landlord) \*delete as applicable

Signature: .....

Date: .....

**Additional information**

1. If the tenant does not leave the dwelling-house, the landlord must get an order for possession from the Court before the tenant can be lawfully evicted. The landlord cannot apply for this order until the notice to quit period ends.
2. A tenant who does not know if they have any right to remain in possession after a notice to quit period ends, or is otherwise unsure of their legal rights, can obtain advice from a solicitor. Help with all or part of the cost of legal advice and assistance may be available under the Legal Aid scheme. They should also be able to obtain information from Housing Rights, or the Law Centre (NI).
3. The minimum relevant period for a notice to quit is—
  - (a) 1 month, in a case falling within Article 14(6)(a) of the Private Tenancies (Northern Ireland) Order 2006 (substantial arrears of rent),
  - (b) 2 weeks, in a case falling within Article 14(6)(b) (serious anti-social behaviour),
  - (c) 2 weeks, in a case falling within Article 14(6)(c) (conviction for a relevant criminal offence),
  - (d) 3 months, in a case falling within Article 14(6)(d) (occupation by landlord or landlord’s family). If the tenancy has not been in existence for more than 12 months, then the landlord may decide to use the standard case notice to quit, where the relevant period is 8 weeks.
4. The statement of evidence must set out evidence showing that the notice to quit falls within one of the cases set out in Article 14(6) of the 2006 Order.
5. In a case falling within Article 14(6)(a) (substantial arrears of rent), the statement of evidence must—
  - (a) state the total arrears due on the date of the notice to quit,
  - (b) state, in respect of each period for which rent was payable but not paid in full—
    - (i) the date the rent was due,
    - (ii) the amount of rent that was due,

- (iii) the amount of rent that was not paid,
- (c) state the manner in which the rent was meant to be paid, including, for example, the bank details of the account into which the rent was to be paid.
6. In a case falling within Article 14(6)(b) (serious anti-social behaviour), the statement of evidence must set out the nature of the serious anti-social behaviour and the date or dates upon which it occurred.
7. In a case falling within Article 14(6)(c) (relevant criminal offence) the statement of evidence must set out, to the best knowledge of the landlord, details of the conviction.
8. A notice to quit in a case falling within Article 14(6)(d) (occupation by landlord or landlord's immediate family) must be accompanied by an affidavit.
9. The affidavit must state that the landlord seeks possession of the dwelling-house for occupation, by the landlord or by the landlord's immediate family, as a dwelling-house, and specify—
- (a) the intended occupant's identity,
  - (b) if the intended occupant is not the landlord, their relationship to the landlord,
  - (c) the expected duration of the occupancy.
10. Evidence may be adduced in court proceedings relating to the notice to quit despite not being included in the statement of evidence or affidavit.
11. A notice to quit is not invalidated by a defect in the statement of evidence or affidavit unless—
- (a) the defect is so serious that it unfairly prejudices the tenant, or
  - (b) if the defect were rectified, the notice to quit would not fall within one of the cases set out in Article 14(6) of the 2006 Order.

### EXPLANATORY NOTE

*(This note is not part of the Regulations)*

These Regulations make additional rules on notices to quit for private tenancies.

A notice to quit is a notice from the landlord requiring a tenant to leave their dwelling-house.

Regulation 3 and Schedule 1 set out the form a notice to quit must take in a standard case. Article 14(1A) of the Private Tenancies (Northern Ireland) Order 2006 sets out the length of notice to quit required in a standard case.

Regulations 4 to 12 deal with special cases. The four special cases are:

- Substantial arrears of rent (defined in regulation 6)
- Serious anti-social behaviour (defined in regulation 7)
- Relevant criminal offence (defined in regulation 8)
- Landlord requires the dwelling-house for occupation for the landlord or the landlord's family (defined in regulation 9)

Regulation 4 and Schedule 2 set out the form a notice to quit must take in a special case.

Regulation 5 sets out the length of notice to quit in these special cases.

Under regulation 10, for the first three of these special cases, the notice to quit must include a statement of evidence. This statement sets out the details on which the landlord relies to show that the conditions for a special case have been met. Under regulation 11, in the fourth special case, instead of a statement of evidence, the landlord must provide an affidavit (a sworn statement).

Regulation 12 allows evidence to be brought in a court case even if it wasn't included in the statement of evidence or affidavit. It also sets out circumstances where a notice to quit is valid even if there is an error in the statement of evidence or affidavit.

An impact assessment has been produced for this Statutory Rule.

# Guidance on The Private Tenancies (Notice to Quit) Regulations (Northern Ireland) 2025

## Introduction

This guidance is for tenants, landlords and agents in the private rented sector to help understand the new changes to notice to quit periods in Northern Ireland.

## Standard case notices to quit

Article 14 of the Private Tenancies (Northern Ireland) Order 2006 (as amended by Section 11 of the Private Tenancies Act (Northern Ireland) 2022) sets out longer notice to quit periods that a landlord must give to a tenant. The increased notice to quit periods are as follows:

- 8 weeks, if the tenancy has not been in existence for more than 12 months;
- 4 months, if the tenancy has been in existence for more than 12 months but not for more than 3 years;
- 6 months, if the tenancy has been in existence for more than 3 years but not for more than 8 years; and
- 7 months, if the tenancy has been in existence for more than 8 years.

The Private Tenancies (Notice to Quit) Regulations (Northern Ireland) 2025 - “the Regulations” - refer to these notice periods as standard case notice periods. A landlord does not need to give a reason to issue a standard case notice to quit.

## How does a landlord give this notice?

Landlords issuing a standard case notice to quit must use the standard case form that is set out (or ‘prescribed’) in the Regulations. This form can be found in Schedule 1 to the Regulations.

Further information on the prescribed forms for these Regulations can be found on page 9.

**It is important to note** that before these Regulations commenced a notice to quit given by a landlord did not have to be in a particular form, it simply had to be ‘in writing’. Once the Regulations commence, **all** notices to quit given by a landlord must be in **the prescribed form**.

## Guidance Notes for The Private Tenancies (Notice to Quit) Regulations (Northern Ireland) 2025

**It should be noted that there is no change to the length of the notice to quit periods that tenants must give landlords.**

### Special case notice to quit

There are four circumstances in which a landlord can give a shorter notice period than those set out in Article 14(1A). The Regulations refer to these shorter notice periods as special case notice periods. These circumstances and associated notice periods are set out in the table below:

Notice to Quit Circumstance	Special Case Notice Period
Substantial arrears of rent	1 month
Engaged in Serious Anti-social Behaviour	2 weeks
Convicted of a Relevant Criminal Offence	2 weeks
Possession for occupation by the landlord or landlords' immediate family	3 months

**This guidance provides information on:**

- **the definitions for each of the circumstances where a special case notice to quit would apply;**
- **the length of the shorter notice period for each special case circumstance;**
- **examples of evidence that a landlord would need to prove the validity of the shorter notice; and**
- **some sources of further help and advice that may be useful to tenants and/or landlords.**

Tenants who receive a special case notice to quit, but do not agree that the special case circumstance is correct, can challenge the notice in court should the landlord commence possession proceedings. It will then be up to the landlord to prove the validity of the particular circumstance which is being relied upon.

The Department has included examples of types of evidence for the first 3 circumstances in this guidance. The requirement for an affidavit in the event that a landlord requires the property for occupation or for occupation by their immediate family is however set out in in the Regulations.

**Annex A** of this guidance signposts tenants, landlords and their representatives to sources of help and advice.

## Guidance Notes for The Private Tenancies (Notice to Quit) Regulations (Northern Ireland) 2025

### Substantial arrears of rent

#### What is the definition of substantial arrears of rent?

Tenants may use alternative frequencies of rental payments e.g. they might pay their rent weekly, monthly, quarterly or yearly. The definition of substantial arrears of rent in the Regulations is as follows:

- For those tenants who pay their rent weekly, fortnightly or 4 weekly, substantial arrears of rent are where 8 weeks' worth of rent is unpaid;
- For those tenants who pay their rent monthly, substantial arrears of rent are where 2 months' worth of rent is unpaid; or
- For those tenants who pay their rent quarterly or annually, substantial arrears of rent are where the rent has not been paid within 2 months of the date the rent was due.

#### What notice period does a landlord have to give?

A landlord can issue a tenant with a 1-month notice to quit if they fall into substantial arrears of rent. Landlords issuing a notice to quit under this circumstance must use the special case form.

#### What if the tenant pays the rent arrears?

If a tenant receives a special case notice to quit for substantial arrears but pays all outstanding arrears in full before the end of the 1-month notice period, then the notice will become invalid, and the tenancy will continue.

#### Further information

There may be a number of reasons why tenants have not paid their rent. For example, if facing financial difficulty, due to illness, banking problems, benefit or salary payment delays.

Early and ongoing communication is essential when rent arrears arise. Tenants should inform their landlord as soon as possible if they are experiencing any difficulties in paying rent. Landlords, in turn, should take time to understand the tenant's circumstances and work with them to explore potential solutions. This creates the best chance of a mutually acceptable arrangement, such as, a repayment plan to enable the debt to be paid off in affordable instalments. Any agreement should be clearly set out in writing.

If a solution cannot be agreed upon, the landlord can issue a 1-month notice to quit due to the tenant being in substantial rent arrears.

More information on how to deal with rent arrears can be found in **Annex A**.

## **Guidance Notes for The Private Tenancies (Notice to Quit) Regulations (Northern Ireland) 2025**

### **Evidence required**

When a landlord issues a special case notice to quit because of substantial rent arrears, they are obliged to provide a statement of evidence. In this instance, this statement will include a written statement of facts so that the tenant understands why they are receiving the shorter notice to quit. This must

- State the total arrears due on the date of the notice to quit,
- State, in respect of each period for which rent was payable but not paid in full,
  - the date the rent was due,
  - the amount of rent that was due,
  - the amount of rent that was not paid,
- State the manner in which the rent was meant to be paid, including, for example, the bank details of the account into which the rent was to be paid.

If the tenant disputes that they have fallen into substantial arrears of rent, it will be up to the landlord to prove this. Further evidence that a landlord might use to prove that the tenant is in arrears could include:

- the tenancy agreement;
- supporting documentation such as bank statements.

This list is not exhaustive or prescriptive.

If a tenant refuses to leave the property within the notice period given, then the landlord may apply to the court for a possession order.

It is a legal requirement for a landlord to provide a tenant with a written receipt for any payments made in cash in relation to a tenancy which would include rent, as this could be considered as evidence. This legislative requirement is contained in [Section 3, The Private Tenancies Act \(Northern Ireland\) 2022](#).

### **Serious anti-social behaviour (ASB)**

#### **What is the definition of serious ASB?**

In order for this circumstance to be relied upon, the serious ASB must have occurred in or in the locality of the rented property when the tenant or a member of the tenant's household has:

- used the property, or allowed it to be used, for illegal purposes
- harassed or caused alarm or distress to a person,
- caused serious annoyance or nuisance to a person or repeatedly caused annoyance or nuisance to a person, or
- deliberately caused substantial damage to the dwelling-house, or to the landlord's property within the dwelling-house.

## Guidance Notes for The Private Tenancies (Notice to Quit) Regulations (Northern Ireland) 2025

This covers a broad spectrum of behaviour and ranges from incidents that cause repeated nuisance/annoyance through to incidents which have a serious adverse impact on people's quality of life. It can affect individuals or the community at large.

Serious anti-social behaviour might include, amongst other things:

- Using or threatening to use violence.
- Creating a risk of significant harm to other lawful residents of the neighbours or the landlord/agent including their contractors/ employees, including through serious threats, intimidation, harassment and hate behaviour targeting people because of differences.
- Repeated noise nuisance (rowdy parties, loud music/TVs etc.).
- Deliberately causing substantial damage to the rented property, any contents belonging to the landlord (including safety equipment), or other properties in the locality.
- Using the rented property or any common area for criminal purposes, including production or trafficking of illegal drugs.

This list is not exhaustive or prescriptive.

### What notice period does a landlord have to give?

A landlord can issue a tenant a 2-week notice to quit if the tenant, or a member of the tenant's household has engaged in serious anti-social behaviour in or in the locality of the rented property. Landlords issuing a notice to quit under this circumstance must use the special case form.

The tenant can dispute the notice to quit in court if they, or a member of their household have not engaged in serious anti-social behaviour in the locality of the rented property

### Evidence required

When a landlord issues a special case notice to quit, they are obliged to provide a statement of evidence. In this instance, this statement will include a written statement of facts so that the tenant understands why they are receiving the shorter notice to quit. This must include written detail of any such incidents the tenant, or a member of a tenant's household have been accused of and the times and dates of any such incidents.

The landlord will need to provide further evidence to the court of such behaviour and a judge will decide if the notice is valid.

There are various forms of evidence that a landlord may provide; some examples of evidence are:

- Correspondence including text messages or emails e.g. with the tenant, solicitor, environmental health officer etc;
- Police reports/incident numbers;

## **Guidance Notes for The Private Tenancies (Notice to Quit) Regulations (Northern Ireland) 2025**

- Insurance claim paperwork;
- CCTV footage or photographs showing damage, disturbances, or illegal activity; and
- Eyewitness reports.

This list is not exhaustive or prescriptive.

If a tenant refuses to leave the property within the notice period given, then the landlord may apply to the court for a possession order.

### **Convicted of a relevant criminal offence**

#### **What is the definition of relevant criminal offence?**

For the purposes of these Regulations, a relevant criminal offence means

(a) an indictable offence

- Committed wholly or partly in, or in the locality of, the property,
- Committed elsewhere against a person with a right to reside in, or occupy housing accommodation in the locality of the property, or
- Committed elsewhere against the landlord, or a person employed (whether or not by the landlord) in connection with the exercise of the landlords housing functions, and directly or indirectly related to affecting those functions.

(b) An offence involving using the property or allowing it to be used for illegal purposes.

An indictable offence is a serious crime that is tried before a judge and jury in the Crown Court.

Below are some examples of the types of criminal behaviours that are likely to be relevant criminal offences:

- Using or letting someone else use the property for illegal reasons;
- Criminal damage to the property;
- Violence or threat of violence;
- Hate behaviour targeting people because of difference;
- Criminal harassment;
- Production or trafficking of illegal drugs.

This list is not exhaustive or prescriptive.

## Guidance Notes for The Private Tenancies (Notice to Quit) Regulations (Northern Ireland) 2025

### What notice period does a landlord have to give?

The landlord can issue a 2-week notice to quit if a tenant, or a member of a tenant's household has been convicted of a relevant criminal offence. Landlords issuing a notice to quit under this circumstance must use the special case form.

### Evidence

When a landlord issues a special case notice to quit, they are obliged to provide a statement of evidence. In this instance, this statement will include a written statement of facts so that the tenant understands why they are receiving the shorter notice to quit. This must set out to the best of the landlord's knowledge, detail of any such conviction the tenant, or a member of a tenant's household have been prosecuted for. Tenants can dispute the notice to quit if they, or a member of their household have not been convicted of a relevant criminal offence.

An indictable offence will be tried in the Crown Court and there will be evidence of a conviction. The landlord will need to provide evidence to the court of the relevant criminal offence and a judge will decide if the notice is valid.

If a tenant refuses to leave the property within the notice period given, then the landlord may apply to the court for a possession order.

### Overlap between serious ASB and relevant criminal offence

It is worth noting that there can be an overlap between the serious ASB and the relevant criminal offence circumstances. A landlord may have two options when considering which special case notice period to issue. For example, in a case where a person is using the property for illegal purposes, a landlord may issue a notice under the serious ASB circumstance and be prepared to prove in court that the tenant has used the property for illegal purposes or the landlord could wait until there is a conviction and rely upon proof of the conviction to issue a notice to quit under the criminal offence circumstance.

### Occupation by landlord or landlord's immediate family

The definition of a landlord's immediate family includes:

- The landlord's spouse, civil partner, or where the landlord is living in a couple,
- Parent, grandparent, child, grandchild, brother or sister of the landlord,
- Relationships by marriage, for example half-brothers or half-sisters,
- A stepchild of a landlord who will be treated as a child.

### What notice period does a landlord have to give?

## **Guidance Notes for The Private Tenancies (Notice to Quit) Regulations (Northern Ireland) 2025**

The landlord can issue the tenant a 3-month notice to quit. Landlords issuing a notice to quit under this circumstance must use the special case form.

However, if the tenancy has not been in existence for more than 12 months, then the landlord may decide to use the standard case notice to quit, where the standard case notice period is 8 weeks.

### **Further information for tenants/landlords**

The Department recommends that the landlord engages with the tenant and informs them if this is a potential prospect at the earliest opportunity.

### **Evidence**

When a landlord issues a special case notice to quit for this circumstance, a statement of evidence is not required.

Instead, the landlord must provide an affidavit signed before a Commissioner for Oaths, Practising Solicitor, or a Notary Public. Please note that the landlord must sign the affidavit him or herself. It cannot be signed on the landlord's behalf by an authorised agent. The affidavit must state the name of the person who will reside in the property (if not the landlord), their relationship to the landlord and the expected duration of occupation.

The requirement for an affidavit is set out in regulations and is the only form of evidence that will be accepted in this circumstance. A copy of the affidavit must be attached to the special case form.

If a tenant refuses to leave the property within the notice period given, then the landlord may apply to the court for a possession order. Tenants can dispute the notice to quit if they have reason to believe that the landlord or family member does not intend to live in the property.

## Guidance Notes for The Private Tenancies (Notice to Quit) Regulations (Northern Ireland) 2025

### Prescribed forms for these Regulations

Prior to these Regulations, a landlord did not have to use a specific notice to quit form, it simply had to be 'in writing'. Once the Regulations commence **all** notices to quit given by a landlord must be in **the prescribed form** – in other words, using a form set out in the Regulations. There are 2 prescribed forms that a landlord can issue to a tenant, which are explained below.

A notice to quit is not valid unless:

- it is in the prescribed form,
- contains the prescribed information, and
- it is given not less than the relevant period before the date on which the notice period ends.

#### Schedule 1 – Notice to Quit: Standard Case

This form must be used by landlords when issuing a standard case notice to quit regarding the notice periods under Article 14(1A) of the Private Tenancies (Northern Ireland) Order 2006. This form will require information such as;

- Tenant name and address of the rented property,
- Name and contact details of the landlord/agent,
- The notice to quit period, and
- Date the notice to quit period ends.

#### Schedule 2 – Notice to Quit: Special Case

This form must be used by a landlord when issuing a special case notice to quit under the Private Tenancies (Notice to Quit) Regulations (NI) 2025. This form requires the same information as the standard prescribed form but will also include;

- The notice to quit period and reason for the notice,
- A statement of evidence that shows that the notice falls within the circumstance selected and helps the tenant to understand why they are receiving a shorter notice, or
- Where the reason is occupation by the landlord or their immediate family, an affidavit is required.

The notice period contained in the prescribed forms will take effect from the day the notice is delivered. For example, if the notice is e-mailed to the tenant, then the notice begins from that day. However, if the notice is sent via post, then the course of postage should be taken into consideration when working out the date the notice to quit period ends. If the notice to quit is sent by post, then it would be good practice for a landlord to send this by recorded delivery as proof of issue.

## Guidance Notes for The Private Tenancies (Notice to Quit) Regulations (Northern Ireland) 2025

### Annex A - Sources of help and advice

#### General

If tenants/landlords need housing advice, they can contact Housing Rights on 02890245640 or via their website [www.housingrights.org.uk](http://www.housingrights.org.uk).

[For landlords | Housing Rights](#) – Specific advice for landlords

[Private tenants' rights | Housing Rights](#) – Specific advice for tenants

[Housing Mediation Service | Housing Rights](#) Housing Rights' Housing Mediation is a service for landlord/tenants to help solve disputes in private rented tenancies.

Tenants can contact the Make the Call service to check if they are getting all the benefits, services and support they are entitled to. Tel: 0800 232 1271 or e-mail at [makethecall@dfcni.gov.uk](mailto:makethecall@dfcni.gov.uk)

Homelessness – Tenants can speak to The Housing Executive if they are worried about having somewhere to live Tel: [0344 8920 900](tel:03448920900) (or after hours at [0344 8920 908](tel:03448920908)).

#### For Debt Advice through Housing Rights

Information and advice for landlords on how to deal with rent arrears can be found at [Dealing with rent arrears](#) and for tenants can be found at [Rent arrears](#).

Tenants can also visit Housing Rights site [help pay housing costs](#) which provides a range of information on applying for Universal Credit, Housing Benefit and Discretionary Housing Payment.

Further information on debt can be found at [Debt repayment options | nidirect](#)

#### Other Support Services

Tenants should always feel safe in their home. If a tenant feels unsafe or threatened, they should call the police. In an emergency, always call 999.

Tenants should be safe from any kind of abusive behaviour. This includes physical violence, controlling behaviour, financial and sexual abuse.

Tenants who are victims of, or need advice on domestic violence, support is available. Below are some of the organisations that they can contact:

Further information and advice for support services for victims can be found at [Support services for victims | nidirect](#) .

## Guidance Notes for The Private Tenancies (Notice to Quit) Regulations (Northern Ireland) 2025

Support service website link	Contact details
<a href="#">Women's Aid Federation Northern Ireland</a>	Tel: 02890249041 E-mail: <a href="mailto:info@womensaidni.org">info@womensaidni.org</a>
<a href="#">Men's Advisory Project (MAPNI)</a>	Tel: 02890241929 (Belfast) 02871160001 (Foyle) E-mail: <a href="mailto:info@mapni.co.uk">info@mapni.co.uk</a>
<a href="#">Home - Nexus NI</a>	Tel: 02890326803 E-mail: <a href="mailto:info@nexusni.org">info@nexusni.org</a>
<a href="#">LGBTQIA+ Domestic Abuse Project</a>	Tel: 0808 8000 390 Email: <a href="mailto:admin@cara-friend.org.uk">admin@cara-friend.org.uk</a>
<a href="#">DSA Helpline</a>	Tel: 0808 802 1414 E-mail: <a href="mailto:help@dsahelpline.org">help@dsahelpline.org</a>
<a href="#">The Rainbow Project</a>	Tel: 028 9031 9030 (Belfast) 028 7128 3030 (Derry/Londonderry) E-mail: <a href="mailto:info@rainbow-project.org">info@rainbow-project.org</a>
<a href="#">Age NI</a>	Tel: 0808 808 7575 E-mail: <a href="mailto:advice@ageni.org">advice@ageni.org</a>
<a href="#">Commissioner for Older People for NI</a>	Tel: 029 9089 0892 E-mail: <a href="mailto:info@copni.org">info@copni.org</a>
<a href="#">Northern Ireland Council for Ethnic Minorities</a>	Tel no: 028 9023 8645 E-mail: <a href="mailto:info@nicem.org.uk">info@nicem.org.uk</a>

[Family Support Hubs](#) provide early intervention services and work with families who need support. There are currently 29 Family Support Hubs in operation covering all of Northern Ireland. You can search your local Family Support Hub at [Search Results in Family Support Hub Category](#).

The District Councils Good Relations Programme aims to promote good relations by promoting cultural diversity and respect for all cultural identities. For information in your area, you should contact the Good Relations Officer in your local council. Contacts can be found at [Local councils in Northern Ireland | nidirect](#)

PCSPs (Policing and Community Safety Partnerships) are local bodies made up of councillors and independent people from each council area who work to make your community safer. They do this by focusing on the policing and community safety issues that matter most in your area. They are overseen by both the Policing Board and the Department of Justice (DOJ). Contact details for each organisation are as follows:

- Northern Ireland Policing Board Tel: 028 9040 8500 or e-mail: [pcsp@nipolicingboard.org.uk](mailto:pcsp@nipolicingboard.org.uk)
- DOJ Community Safety Unit Tel: 028 9082 8555 or e-mail: [csupdb@justice-ni.gov.uk](mailto:csupdb@justice-ni.gov.uk)

## Guidance Notes for The Private Tenancies (Notice to Quit) Regulations (Northern Ireland) 2025

Registered landlords can also access the landlord registration scheme portal at [Landlord Registration Scheme](#). This portal includes information and advice that will signpost landlords to various relevant support service organisations.

### Welfare

It may be the case that incidents of anti-social behaviour are brought on/exacerbated by mental health issues. If a tenant, or a member of the tenant's household has been affected by mental health issues that may impact on their tenancy, support is available. Below are some organisations you can contact.

Support service website link	Contact details
<a href="#">Childline</a>	Tel: 0800 1111
<a href="#">Home - NICCY</a>	Tel: 028 9031 1616 E-mail: <a href="mailto:info@niccy.org">info@niccy.org</a>
<a href="#">Young Minds-Mental Health Charity For Children And Young People</a>	Tel: 0808 802 5544 (Parent Helpline)
<a href="#">Home   Action Mental Health</a>	Tel: 028 9182 8494 <a href="#">Contact Details for each location in NI</a>
<a href="#">Alzheimer's Society in Northern Ireland</a>	Tel: 028 9066 4100 or 0333 150 3456 E-mail: <a href="mailto:nir@alzheimers.org.uk">nir@alzheimers.org.uk</a>
<a href="#">Autism Connect   Minding Your Head</a>	Tel: 028 3083 5764 E-mail: <a href="mailto:info@bolstercommunity.org">info@bolstercommunity.org</a>
<a href="#">Disability Action Northern Ireland</a>	Head Office Belfast, Tel: 028 9029 7880 E-mail: <a href="mailto:hq@disabilityaction.org">hq@disabilityaction.org</a> Derry ~ Londonderry, Tel: 028 7136 0811 E-mail at <a href="mailto:derry@disabilityaction.org">derry@disabilityaction.org</a> Dungannon, Tel: 028 8775 2372 E-mail: <a href="mailto:dungannon@disabilityaction.org">dungannon@disabilityaction.org</a>
<a href="#">Autism NI</a>	Tel: 028 9040 1729 E-mail: <a href="mailto:info@autismni.org">info@autismni.org</a>

Further information and advice on support for mental health can be found at the following link [Mental health support | nidirect](#). This includes GP's and specialised healthcare professionals.

## Guidance Notes for The Private Tenancies (Notice to Quit) Regulations (Northern Ireland) 2025

### Student support

Advice for students on issues such as housing, finance and health and wellbeing can be found at the following links:

- [SU Advice | QSU](#)
- [Key Contacts | Students | Queen's University Belfast](#)
- [Ulster University SU Advice](#)
- [Advice for young people | Housing Rights](#) – Housing Rights also provide a dedicate advocacy and mediation service for people aged 18-25 at risk of homelessness at [Get advice | Housing Rights](#)

## Appendix 3 EH

**Lisburn & Castlereagh City Council****Draft Consultation Response on Notice to Quit periods****Introduction**

**Please confirm whether you are replying as an individual or submitting an official response on behalf of an organisation:**

(Required)

I am responding as an individual

I am submitting an official response on behalf of an organisation

**Responding as an individual**

If you are responding as an individual, which of the following best describes your interest in the consultation? (please tick one)

Private sector tenant

Private sector landlord

Other (please specify below)

**Responding on behalf of an organisation**

If you are responding on behalf of an organisation, which of the following best describes your organisation? (please tick one option)

Please select only one item.

Private Landlord

Social Landlord

Letting agent

Local Government/Council

- A housing sector representative body
- Charity dealing with housing issues
- Other (please specify in space below)

**Consultation Questions**

**Please answer the following questions regarding the regulations:**

The first 3 circumstances (substantial arrears of rent, serious ASB and relevant criminal offence) were already legislated for within the Private Tenancies Act (NI) 2022. The research report recommends a fourth circumstance of possession for occupation by a landlord or landlord’s immediate family, with a minimum notice period of three months. The Department considers that this proposal balances the right of the landlord to retake possession, as provided by Article 1 Protocol 1 of the ECHR, with the rights of the tenant including under Article 8 of the ECHR and Schedule 1, Part 1, of the Human Rights Act 1998.

**Q1.** Do you understand why these circumstances and shorter notice periods are being introduced?

Yes

No

**Q2.** Do you agree with the four circumstances where longer notice to quit periods would not apply? Please select yes/no for each of the circumstances below.

Circumstance	Do you Agree?	If no, provide your reasons
Substantial arrears of rent	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Serious Anti-social Behaviour	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Relevant Criminal Offence	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Possession for occupation by the landlord or landlords' immediate family	X Yes <input type="checkbox"/> No	
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The CIH report proposed the definition for 'substantial arrears of rent' should be where two months' rent is unpaid. The report did not consider any other frequency of rental payment, and so the Department has added to the definition to cover alternative frequencies of rental payments. The notice period for this circumstance is one month.

To help safeguard tenants, the regulations will include the stipulation that if a tenant pays the outstanding arrears in full before the end of the notice period contained in the notice to quit, the notice will become invalid, and the tenancy sustained.

Two week notice periods are confined to serious anti-social behaviour (ASB) and relevant criminal offences. The Department believes that these notice periods are warranted in these circumstances because they will help ensure that the landlord can promptly take action to minimise the impact of such behaviours and activities on neighbours and the wider community and protect their property from potential damage or disruption.

The CIH report also proposes a 3 month notice period for possession for occupation by the landlord or landlords' immediate family. The Department agrees that this notice period balances the right of landlords and tenants.

**Q3.** Do you agree with each of the four shorter notice periods as set out in the Regulations?

Notice Period	Circumstance	Yes/No	If no, please give a reason
1 month	Substantial arrears of rent	X Yes <input type="checkbox"/> No	
2 weeks	Serious Anti-social Behaviour	X Yes <input type="checkbox"/> No	
2 weeks	Relevant Criminal Offence	X Yes <input type="checkbox"/> No	
3 months	Possession for occupation by the landlord or landlords' immediate family	X Yes   No	

If no, please provide reasons for your answer.

**Q4.** Did you find the guidance notes which explain your responsibilities as a tenant/landlord, under the Regulations easy to follow?

Yes

No

If no, please provide reasons for your answer.

Whilst we agree the guidance for tenant/landlords is easy to follow, we also provide following commentary and recommendations:

We are aware some landlords face challenges when seeking to promptly regain possession of their properties due to their own personal financial difficulties.

Whilst we agree that a shorter notice-to-quit period is reasonable where possession is sought for occupation by the landlord or the landlord's immediate family, it is acknowledged that the proposed three-month notice period will have the greatest impact on medium to long-term tenancies (i.e. those residing in a property for over three years).

Long-term tenants are more likely to have established significant ties to the property and surrounding area, including eg childcare arrangements, school placements, and access to local health services. It is not clear from the equality impact assessment whether any particular groups are disproportionately represented among long-term tenancies and therefore more likely to experience adverse impacts arising from this shorter notice period. We recommend this is explored further in the EQIA.

#### Notice to Quit process

The introduction of prescribed notice-to-quit forms is welcomed, as this will assist both landlords and enforcement officers in assessing the validity of notices served and ensuring that due legal process has been followed.

We recommend the guidance also clearly outlines the lawful notice to quit process, as this remains a frequent area of enquiry for enforcement officers, and include

examples of scenarios that may constitute offences under the Private Tenancies Order for which councils have enforcement powers. The guidance should further provide explicit clarification of the respective roles of councils and the civil courts, particularly in relation to the landlord statement of evidence and the resolution of disputes arising from notices issued by landlords.

#### Landlord statement of evidence

We recommend the development of a prescribed landlord's statement-of-evidence form to further promote clarity and consistency.

#### Substantial rent arrears

In cases involving substantial rent arrears, the landlord should be statutorily obliged to provide evidence of engagement with the tenant to resolve the issue and the solutions explored eg repayment options offered to the tenant, and whether these were either declined or unsuccessful.

It is questionable whether a period of two months' unpaid rent should constitute 'substantial' rent arrears. A longer minimum period, in principle, may be more appropriate for the purposes of this ground for issuing a notice to quit. In determining whether arrears are substantial, regard should also be had to whether the tenant has refused a reasonable repayment arrangement offered by the landlord and whether it is a first instance of arrears or a recurring pattern. Whilst a longer qualifying period may be preferable, it is acknowledged that the additional one-month notice-to-quit requirement will, in effect, result in a total period of approximately three months' unpaid rent prior to the landlord being able to commence possession proceedings.

We welcome the provision allowing the tenant to pay their arrears and invalidate the NTQ, which supports tenancy sustainment.

#### Anti-social behaviour

We have concerns about the evidential requirements for proving serious antisocial behaviour. Obtaining police reports can be difficult due to resource pressures. In practice, evidence may also be limited by delays in police responses, neighbours being unwilling to provide statements, incidents not meeting the police threshold for formal actions etc.

Additionally, property damage may be caused by a vulnerable tenant, and it is our view repair costs would need to exceed the deposit before this could reasonably be relied upon as evidence.

A list of scenarios that do and do not constitute antisocial behaviour should be included within the guidance to prevent misuse of this shorter notice-to-quit provision and to ensure Councils apply governance in a consistent manner.

We also recommend that the term 'nuisance' be replaced with 'disturbance' to avoid confusion between statutory environmental health nuisance. In this context, the Council would welcome clarification from DfC that there is no requirement to demonstrate a 'statutory nuisance' in order to evidence antisocial behaviour, and if repeated annoyance or disturbance would be sufficient to meet the evidential threshold of validity of the shorter notice to quit period.

Councils would not routinely share noise or ASB reports with landlords, as such information constitutes the tenant's personal data. Any information sharing must be undertaken in accordance with GDPR and the Data Protection Act 2018, and only where the appropriate protocols and lawful bases are in place.

#### Convicted of relevant Criminal Offence

In relation to the criminal-offence ground for issuing a notice to quit, the guidance should clearly state that the offence must relate specifically to conduct occurring at the rented property or during the current tenancy of the individual to whom the NTQ is issued. This clarification is necessary to prevent misuse of this provision, such as issuing a shorter NTQ on the basis of historic convictions or offences unconnected to the property or the present tenancy.

Guidance should clarify what constitutes acceptable evidence of a relevant conviction determined in the Crown Court. For example, it should be made explicit whether informal sources such as newspaper reports or social-media posts would not be sufficient, and that formal documentation—such as an official court extract, conviction certificate, or other verified record—would be required.

Council encourage the Department to introduce additional proposals in respect of grounds for eviction which other jurisdictions have in place in order to reduce the amount of retaliatory evictions.

The Department agrees with the commonsense types of evidence listed in the CIH report for the first 3 circumstances (substantial arrears of rent, serious ASB and relevant criminal offence) and decided not to list this in legislation as it is more practical for the courts to follow standard practise. The Department has provided examples of types of evidence in guidance.

With regards to the fourth circumstance of the landlord seeking possession of the property for themselves or family members, providing evidence for this is much more limited and the CIH report proposed it should be accompanied with a legal assurance. Given the

evidence that this circumstance is more open to abuse in eviction cases and as a safeguard for vulnerable tenants, we have decided to include the requirement for a detailed affidavit in our legislation.

**Q5.** In each circumstance, what types of evidence do you suggest could be required in order to validate a shorter notice to quit?

Circumstance	Examples of evidence
Substantial arrears of rent	<p>As per the Guidance, plus the following:</p> <ul style="list-style-type: none"> <li>• Evidence of repayment plans offered to tenant.</li> </ul> <p>We believe that landlords should be required to demonstrate that reasonable attempts were made to address the arrears collaboratively before progressing to notice to quit. This will encourage early engagement and reduce avoidable homelessness.</p> <ul style="list-style-type: none"> <li>• Tenancy Information Notice/Variation Notice</li> <li>• Cash receipts</li> </ul>
Serious Anti-social Behaviour	As per the Guidance
Relevant Criminal Offence	<p>As per the Guidance, plus the following:</p> <ul style="list-style-type: none"> <li>• Newspaper or social media report</li> <li>• Official court extract/judgement</li> </ul>
Possession for occupation by the landlord or landlords' immediate family	As per the Guidance.

**Please answer the following questions regarding the Equality Impact Assessment (EQIA):**

**Q6.** We have presented a draft EQIA consultation report on the circumstances where longer notices to quit will not be issued.

Do you agree with how we have carried out the EQIA?

Yes

No

Is there any other information that you feel should be included within the EQIA?

Tenants renting over 3 years will possibly have developed strong 'ties' to property/area e.g. childcare, schools, health services. It is not clear from the equality impact research if any particular group/s are more likely to be in a long-term tenancy and therefore likely to be adversely impacted and if so, mitigation measures. we recommend this is explored further in the EQIA.

**Q7.** Within the EQIA we have outlined some adverse impacts that the circumstances where longer notices to quit will not be issued could have.

Do you agree with the adverse impacts that we have identified?

Yes

No

Are there any other adverse impacts that you feel we should include?

**Q8.** We have outlined some possible mitigation measures to address these potential adverse impacts.

Do you agree with the mitigating actions we have outlined?

Yes

No

Do you have any other suggestions for mitigating measures or alternative policies that could be put in place?

<b>Committee:</b>	Environment & Sustainability
<b>Date:</b>	4 March 2026
<b>Report from:</b>	Head of Service - Environmental Health, Risk and Emergency Planning

<b>Item for:</b>	Noting
<b>Subject:</b>	Storm Chandra

1.0	<b><u>Background and Key Issues</u></b>
1.1	<p><b><u>Preparedness</u></b></p> <p>This summary outlines key actions taken by LCCC and partner agencies between Sunday 25th and Monday 26th January in advance of <b>Storm Chandra</b>.</p>
1.2	<p>On Sunday 25th January, a Yellow Rain and Wind warning with a medium impact level was issued for Tuesday 27th January, covering the period from 02:00 to 21:00 hours. In preparation, a Local Impact Assessment Call was arranged for Monday 26th January at 12:00 to coordinate the response and assess potential local effects.</p>
1.3	<p>On Monday 26th January, Storm Chandra was officially named, and the Met Office upgraded the wind warning to amber for Tuesday 27th January. A Local Impact Assessment Call was held at midday, followed by the issue of LCCC Situational Awareness Impact Forms to Heads of Service. The Emergency Management Team (EMT) met at 15:00 hrs and agreed several precautionary closures for the following day. The closures included pitches, parks, cemeteries, golf courses, Household Recycling Centres, and two car parks near trees. Furthermore, the Tuesday Market was advised to close and staff were instructed to conduct dynamic risk assessments for remaining outdoor work such as bin collections. Later, at 18:30 hrs, the Tactical Coordinating Group (TCG) convened to share situational updates and coordinate activity across agencies.</p>
1.4	<p><b><u>Response</u></b></p> <p>On Tuesday 27th January, multiple EMTs and TCGs were held throughout the day. All planned closures in response to the weather warning were implemented. The waste and cleansing teams commenced their schedule at 6am and suspended activity at 8am following dynamic risk assessments due to unsafe conditions. Widespread flooding and fallen trees were reported across the district. Flood defences were successfully deployed at Glenmore Activity Centre and community resilience arrangements activated in Dromara. Council staff were redeployed to support Dfl and sandbag distribution.</p>
1.5	<p>Parks &amp; Amenities, Assets and Waste Services offered support for the deployment of council filled sandbags to required locations with 400 sandbags distributed as follows based on a ratio determined through previous impacts.</p> <ul style="list-style-type: none"> <li>- 58% Lisburn – 232 bags – proposed locations Aberdelghy and LVLP.</li> </ul>

- 32% Hillsborough – 128 bags – Hillsborough Primary School - community hall due to location of reported incidents in the greater Hillsborough area, Dromara also had bags which could support Anahilt.
- 4.35% Glenavy – 18 bags – St Aidan’s Church of Ireland.
- 5.8% Dundonald – 23 bags – reallocated to Glenavy due to Dundonald having sufficient existing sandbag supplies and no additional requirement identified.

1.6 Further supplies of sandbags were deposited at Glenavy and a small number of private properties upon request.

### 1.7 **Recovery**

From 28-30th January, the successful transition to business as usual for core services took place. Parks reopened with ongoing clearance works. Flood recovery activity progressed, including 116 Floodline reports of which 66 were SEFA related property telephone / in person inspections. Others related mostly to flooded roads with no ingress into property.

1.8 Multiagency coordination meetings continued.

1.9 Sandbag stocks were replenished and redistributed based on impact analysis and the depot provision strengthened in advance of further forecasted rainfall.

1.10 Overall, the council implemented timely and proportionate emergency response arrangements, maintained strong multiagency coordination, prioritised public and staff safety, and transitioned effectively into recovery while preparing for further adverse weather.

### 1.11 **Proposed next steps/actions**

In accordance with the Council’s Emergency Management Plan following any major incident there is a need to review the incident to learn lessons and make improvements to planning arrangements. A structured debrief was held on 4 February with the Emergency Management Team and participation from relevant Heads of Service.

1.12 Immediate actions agreed include:

- Development and implementation of sandbag protocol to support community resilience, identify ‘vulnerable’ areas and have permanent arrangements in place for sandbag provision with defined roles & responsibilities.
- Review of current sand stock/sandbags at depot as interim measure pending sandbag protocol.
- Retain the temporary sandbag provision at the identified hotspots due to a further imminent weather warning for rain.
- Purchase & installation of container / sandbags for hotspot areas.

1.13 With the following actions to be progressed through the Council’s established Emergency Planning Implementation Group:

- Review of severe weather protocol.
- Identification of other sites necessitating container / sandbag provision in line with the protocol.

	<ul style="list-style-type: none"> <li>- Coordination of multi-agency meetings to facilitate discussions with community groups particularly for areas impacted by Storm Chandra and other previous severe weather events.</li> <li>- Coordination of a newly established regional resource, namely Regional Community Resilience Officers, who can be accessed by all local councils to further support community groups in a specific area.</li> </ul>	
2.0	<p><b><u>Recommendation</u></b></p> <p>It is recommended that the committee notes:</p> <ul style="list-style-type: none"> <li>• the support and coordination role undertaken by the council during and after Storm Chandra; and</li> <li>• the additional actions outlined to further strengthen the provision of council services and support of the community in any future incidents.</li> </ul>	
3.0	<p><b><u>Finance and Resource Implications</u></b></p> <p>Purchase of sand and storage containers for identified locations to be purchased from within existing revenue budgets.</p>	
4.0	<p><b><u>Equality/Good Relations and Rural Needs Impact Assessments</u></b></p>	
4.1	Has an equality and good relations screening been carried out?	No
4.2	<p>Brief summary of the key issues identified and proposed mitigating actions <u>or</u> rationale why the screening was not carried out</p> <p>Emergency response update only.</p>	
4.3	Has a Rural Needs Impact Assessment (RNIA) been completed?	No
4.4	<p>Brief summary of the key issues identified and proposed mitigating actions <u>or</u> rationale why the screening was not carried out.</p> <p>Emergency response update only.</p>	
<p><b>Appendices:</b> None</p>		

<b>Committee:</b>	Environment & Sustainability Committee
<b>Date:</b>	4 March 2026
<b>Report from:</b>	Head of Service - Waste Management & Operational Services

<b>Item for:</b>	Decision
<b>Subject:</b>	Rethinking Our Resources: Northern Ireland Resources and Waste Management Strategy Consultation

1.0	<b><u>Background and Key Issues</u></b>
1.1	The Department of Agriculture, Environment and Rural Affairs (DAERA) has launched a public consultation to seek views on the draft Rethinking Our Resources: Northern Ireland Resources and Waste Management Strategy. The consultation launched on 15 <sup>th</sup> January and runs for 12 weeks, closing on 8 <sup>th</sup> April 2026.
1.2	The draft strategy aims to integrate policy reforms, modern technology, and partnerships to ensure long-term sustainability and adaptability. The strategy outlines 10 targets and 63 actions to help Northern Ireland achieve its vision. These actions include new support programmes, statutory and best practice guidance, campaigns, data refinements, and cross-departmental collaboration.
1.3	Full details of the background, purpose and scope are provided in the Consultation documents, which are available at:  <a href="#">Rethinking Our Resources: Northern Ireland Resources and Waste Management Strategy   Department of Agriculture, Environment and Rural Affairs</a>
1.4	Given the short timeframe for collation of a response, Members were asked to forward any comments they had for inclusion in the council response to the Head of Waste Management & Operational Services no later than Friday 27 <sup>th</sup> February.
1.5	In order to meet the deadline date for submission of a response it is recommended that the April meeting of the Environment & Sustainability Committee is granted delegated authority to consider and approve the draft response.
2.0	<b><u>Recommendation</u></b>  It is recommended that the committee: <ul style="list-style-type: none"> <li>Is granted delegated authority for the April Environment &amp; Sustainability Committee to consider and approve the draft response.</li> </ul>
3.0	<b><u>Finance and Resource Implications</u></b>  There are no financial implications
4.0	<b><u>Equality/Good Relations and Rural Needs Impact Assessments</u></b>

4.1	Has an equality and good relations screening been carried out?	No
4.2	Brief summary of the key issues identified and proposed mitigating actions <u>or</u> rationale why the screening was not carried out	N/A
4.3	Has a Rural Needs Impact Assessment (RNIA) been completed?	No
4.4	Brief summary of the key issues identified and proposed mitigating actions <u>or</u> rationale why the screening was not carried out.	N/A

**Appendices:**