



HM Courts &
Tribunals Service

Property possession: Important information for Claimants

The Covid-19 pandemic affects possession proceedings significantly. Procedures have changed and the Courts now require more information.

Please **read all the information in this guidance document**. You must follow all the rules and directions that apply at the stage your case has reached.

Avoid Court

The Courts will have lots of cases and proceedings will take time. You and the Defendant should try to resolve matters by agreement, if possible.

Get legal advice now

If you have not had legal advice or do not have legal representation, you should get it as soon as possible.

Reactivating your claim

If you brought your claim to Court before 3 August 2020, and you wish to continue it, you will need to send to the Court and the Defendant a reactivation notice, if you have not already done so. There is no need to rush to reactivate – you have until at least January 2021.

You can find the reactivation notice at:

<https://www.gov.uk/government/publications/reactivation-notice-for-property-possession>

More important information over the page >



HM Courts &
Tribunals Service

Review

When the Court notifies you of the Review date, you must provide a bundle of the case papers to the Court and to the Defendant at least 14 days before the Review.

You will have received (or will receive) more guidance on preparing and filing your bundle in the Notice of Review.

On the Review date, **you are not required to attend** before the Judge, but you must be contactable to discuss the case with the Defendant or the Defendant's adviser.

If you or the Defendant have been affected by Covid-19

You must let the Court know the knowledge that you have of the effect of the Covid-19 pandemic on the **Defendant** and their dependants. You should include this information at the same time as you file your reactivation notice or claim form with the Court.

You should also tell the Court and the Defendant as soon as possible if **you** have faced hardship as a result of the Covid-19 pandemic. The case will be 'Covid-19 marked' and this information kept in mind throughout. You should do this by sending the Court and the Defendant a letter by post or email.

To Covid-19 mark the case at your request, the Court will require the following information from you:

- brief details of the hardship you have faced; and
- whether you have received assistance under a Covid-19 scheme, including (where a Landlord) with any borrowing in respect of the property.

Orders and their enforcement

Your claim may result in a possession order. If you need to enforce it, then you will need to apply for a warrant of possession. The Defendant will be given at least 14 days' notice of the eviction date.