

Vale of Glamorgan Council

I owe the Council Rent Arrears in respect of my Former Tenancy



If you end your tenancy and you still owe rent, the Council will still try to recover the debt



On termination of your tenancy, the Council will write to you informing you that your tenancy had ended and that there are arrears on your former rent account. You will be asked to pay the balance in full or contact the Housing Rents Section to make an acceptable arrangement to repay the money owed on a weekly basis. If, after 14 days, you have not repaid the money owed or made an arrangement to repay the money, you will receive a letter asking for immediate repayment of the outstanding debt.

14 days after the 2nd letter has been sent, and if no payment or contact has been made by you, the matter will be passed to the Council's Legal Department, for legal action to be taken to recover the debt. The Legal Department will write informing you that the matter has been passed to the department for further recovery action.

If you still fail to repay the money owed or make an arrangement to repay the money owed, then the Council will issue a Summons in the County Court to recover the debt. If you have previously been taken to Court for possession of your home, then the Council most probably already has a Judgement for the debt, and if this is the case, the Council will apply to the County Court for a Warrant of Execution. If this is granted, a Court Bailiff will visit your property with a view to recovering the debt by way of full payment or by removing goods sufficient to cover the money owed. If you do not have sufficient goods to cover the debt the Council will consider making a request to the County Court for an:-

a. Oral Examination – The County Court will ask you to attend a hearing, where your financial situation will be examined to determine your ability to pay the debt.

b. Attachment of Earnings – Once the Court has carried out the Oral examination, it will inform the Council of its findings. If it is found that you are working, then the Council will apply to the court for an Attachment of Earnings Order which means that your employer will be instructed to deduct a varying amount of money from your wages/salary (based on your gross wage/salary) until the Court Order is satisfied or until you leave the Company (whichever is the sooner).

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Useful Phone Numbers:-



Housing Rents Section	01446 709512 01446 709513
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Housing Benefits Section	01446 709244
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Housing Services (Homelessness)	01446 709523 01446 709794 01446 709839
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Shelter Cymru (Cardiff)	02920 654951
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Citizens Advice Bureau

A list of Legal Aid Franchise Solicitors is available from:

Legal Services Commission
Marland House
Central Square
Cardiff
Tel:- 02920 388971