

Case studies

Jane

Jane is a mother with four children. She is looking for a three bedroom home.

She became homeless in 2010 and was placed in temporary accommodation by the Council in a house with a garden that the Council has leased from a private landlord. She is now working part time. Because she became homeless before November 2012, she is entitled to an offer of either a Council or housing association home. She has been bidding for properties but only for houses and not flats.

Under the proposed changes:

If Jane stays in her temporary accommodation, she would be offered a Council or housing association three-bedroom home. She would not be able to choose which property was offered to her.

If Jane moved into a private rented home, she would be able to increase her points and continue to bid for properties (either houses or flats) that she was interested in.

Janet and John

Janet and John have two children aged 8 and 10. They live in a private rented flat. Their landlord has asked them to leave but has not issued them with a notice. They are finding it difficult to find somewhere else to live. They have approached the Council and been told that because the landlord has not actually issued the notice, they are not homeless.

Under the proposed changes:

The Council would negotiate with their landlord to enable them to stay in their home. If this failed, then the Council would help Janet and John to find a new privately rented home. Janet and John would get 200 points on the housing register and be able to bid for Council and housing association homes. They would get another 100 points if they manage to keep their tenancy for 6 months.

Amy

Amy is a mother with two children and is looking for a two-bedroom home.

She became homeless in 2015 and was placed in temporary accommodation by the Council. She has 200 points on the housing register and has been bidding for homes regularly but without success. The Council are likely to offer her a privately rented flat at some point and she will then lose her points.

Under the proposed changes:

If Jane stays in temporary accommodation, then the Council will offer her a private rented home and she will lose her points.

If Jane works with the Council to find a privately rented home, then she will keep her points and get an additional 100 points six months after the start of her tenancy.

Paul and Sarah

Paul and Sarah live in a privately rented home. Sarah works full-time and Paul looks after their teenage son John, who has severe autism. Social services have assessed John and recommended

that their home needs to be adapted to help keep John safe. Their landlord is reluctant to allow the adaptations to be made because it would make the property harder to let in future.

Because Council housing is allocated to people in housing need, Paul and Sarah would be awarded health and well being points but not enough to enable them to be successful when bidding.

Under the proposed changes:

Following an assessment by social services, Paul and Sarah would have 700 points on the housing register and would be able to bid for a home.

Gerry

Gerry is 84 years old and lives in a Council flat on the 7th floor. He is in good health but uses a wheelchair to get out and about.

Gerry is happy living where he is but worries about what would happen if there was a fire in his block. He has asked the Council about moving but has been told that he would need to do a mutual exchange with another tenant.

Under the proposed changes:

Gerry would be assessed as having a high health and wellbeing need, giving him 1000 points. The Council would make him an offer of a more suitable home.

Kate and Nick

Kate and Nick have been in temporary accommodation since 2005. They have 3 adult children. They have been placing bids on houses but because of the current garden rule where you have to have children under 15 to be allocated a house their bids have been overlooked.

Under the proposed changes:

Kate and Nick would be made a direct offer of any 3 bedroom property (flat, house) and would be eligible for a house with a garden as the garden rule will no longer apply.

Alternatively, they could move into a privately rented home. This would increase their points and they would be eligible to bid for homes with a garden.

WHO IS We have made some recommendations about how housing in Enfield will be allocated in the future and we want to know what you think.

HOUSING FOR?

HAVE YOUR SAY

The consultation closes on 11th March 2020

To find out more and complete our questionnaire on the proposed changes go to www.enfield.gov.uk/consultations

ENFIELD Council 

The banner features a dark blue background with orange text and graphics. At the bottom, there is a stylized orange line-art illustration of various buildings and houses.