

OCTOBER 2022

HOUSING NEWS

For Enfield Council
temporary
accommodation tenants



**EVERYTHING YOU
NEED TO KNOW
ABOUT MOVING
ON FROM
TEMPORARY
ACCOMMODATION**

www.enfield.gov.uk/temporaryaccommodation

Help with the cost of living

There is help available for people living on benefits or low incomes, including help with housing costs. Visit: www.enfield.gov.uk/services/your-council/cost-of-living-support#council-support for Council, Government, Voluntary Sector, and other agency support.

JOB OPPORTUNITIES AND SKILLS TRAINING

For help with finding work, contact your local Jobcentre Plus Office. You can find your nearest one by entering your postcode at www.gov.uk/contact-jobcentre-plus and search for jobs at www.gov.uk/find-a-job.

For employment opportunities with Enfield Council visit: www.enfield.gov.uk/services/jobs-and-careers

The Council also runs a free specialist development programme called STEP. It is designed to support people living in Enfield who are looking for work experience, training, or to find a job. Visit: www.enfield.gov.uk/services/your-council/community-hubs-and-food-pantry#employment-and-skills for full details.

REPAIRS

Most temporary accommodation is managed by an agent. You can find details of the agent on your licence/agreement. You should contact the agent to report repairs in the first instance.

Please contact emerrepairs@enfield.gov.uk if you have an Emergency Temporary Accommodation placement and you are dissatisfied with your agent.

Please call 0208 379 4523 or email: temp.accom.team@enfield.gov.uk if you have a PLA Sub-Licence Agreement and you are dissatisfied with your agent.



Enfield Council also manages temporary accommodation. You should contact your Property Manager to report repairs in temporary accommodation managed by Enfield Council. You can find details about your Property Manager in your Welcome Pack. You can also email temp.accom.team@enfield.gov.uk or call 0208 379 4523.

Housing Gateway provides privately rented homes on behalf of Enfield Council. Tenants of Housing Gateway and Enfield Let should contact their Property Manager to report repairs. You can find details of your Property Manager in your Welcome Pack. You can also contact: tenants@housinggateway.co.uk

MAINTAINING YOUR HEALTH AND WELLBEING

Visit: www.nhs.uk/better-health/ for information on keeping your body and mind healthy.



Welcome

As your new Cabinet Member for Social Housing, I look forward to working for you and with you. The Council is committed to getting new homes built in the borough to help tackle the housing crisis.

Despite our best efforts, the demand for social housing far exceeds current supply.

This means that even if you qualify for social housing, you will be waiting a long time for a council or housing association home. The cost of living crisis is making the situation worse as more people are getting into financial difficulty and facing homelessness.

Our Find Your Own Home Scheme will support you to move out of temporary accommodation and rent a suitable, affordable home of your choice from a private landlord.

You will get practical support and financial help if you need it. You will also be awarded extra housing points which will increase your chances of getting a permanent council or housing association home. See pages 4 and 5 for details.

There is also information on the help and support available to you if you are interested in relocating to another area on pages 6 and 7.

You will find information on cost of living crisis support; jobs and skills training; and how to contact us on page 2.

Please book a place at our conference for temporary accommodation tenants on Thursday 24th November 2022 where you can meet our team, have your say and learn more about your housing options. You will find full details on the final page of this newsletter.

Best wishes

CLlr George Savva
Cabinet Member for Social Housing



Housing News for temporary accommodation tenants is produced by the Council's Communications Team. The content is correct at the time of printing this publication. It is available online at www.enfield.gov.uk

If you would like to contact us, email: temp.accom.team@enfield.gov.uk or write to Housing News for Temporary Accommodation tenants, Enfield Council, Communications Team, Civic Centre, Silver Street, Enfield, EN1 3XA.

Your contact details: You have been sent this newsletter to inform and update you about the services we provide to you. If you do not wish to receive this newsletter in the future, please email: temp.accom.team@enfield.gov.uk or call **0208 379 4523**.

Your privacy is important to us. For information on how we will use and manage information about you visit: www.enfield.gov.uk/privacy-notice

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TRANSLATION

If you require any content in this newsletter translated, please email HousingNews@enfield.gov.uk

MOVE ON TO A PRIVATE RENTED SECTOR (PRS) HOME AND INCREASE YOUR CHANCES OF SECURING SOCIAL HOUSING

There is an acute shortage of social housing in Enfield and across Greater London. It is only given to the most vulnerable people in the greatest need who have the most housing points. More than 100 households in Enfield have been in the same temporary accommodation placement for 10 years. Family homes are most in demand.

Demand for social housing	Social housing supply
Households on the Council's Housing Register (waiting list) on 30 June 2022	Social housing homes allocated in last financial year (2021-2022)
6,234	411
Households waiting for a 2 or 3-bed family home	2 or 3- bed family homes allocated last year
4,335	208

We know you worry that if you move into a PRS home you will lose your place on our Housing Register - but this is NOT the case:

- Our current Housing Allocation Scheme (Lettings Policy) rewards you for making the move
- You will retain your legal rights and responsibilities
- You will be awarded extra (bonus) housing points
- You can use them to bid for available social housing properties on our choice lettings website.

YOUR BONUS POINTS

If you became homeless before November 2012

You were given 650 points
You will get 100 extra points

Total points: 750

Q: What if I choose to stay in temporary accommodation?

A: You won't get bonus points and will be made one offer of suitable social housing only by the Council.

If you became homeless after November 2012

You were given 200 points
You will get 50 extra points when you move

50 more after six months

A 10% increase in points for each year you sustain your tenancy

Total points at end of your first year: 330

Q: What happens if I remain in temporary accommodation?

A: You won't get bonus points and the Council will find you a suitable PRS home.



Find Your Own Home Scheme



AN OPPORTUNITY FOR YOU TO FIND SUITABLE, AFFORDABLE PRIVATE RENTED SECTOR (PRS) HOUSING, INCREASE YOUR HOUSING POINTS ON THE HOUSING REGISTER – AND BID FOR A COUNCIL OR HOUSING ASSOCIATION HOME!

How do I know if I am eligible?	The benefits for you
You are living in emergency or temporary accommodation	Opportunity for a fresh start and new home
You have found a PRS property that you like	Flexibility and choice of where you want to live - UK wide
You are in receipt of Housing Benefit or Universal Credit	Training on how to sustain your tenancy, manage your money and secure employment
You need financial help with upfront costs	One month's rent paid in advance and one month's deposit or an incentive paid directly to landlord or agent
The property does not have to be at the Local Housing Allowance (LHA)* rate as long as it is AFFORDABLE for you. *LHA is how much benefit you will get to pay the rent on a PRS home in your chosen area	Practical support to help you secure the PRS home of your choice such as rent negotiation and document checking
The property passes our checks that it is safe, and you can afford to rent it	Aftercare service to help you sustain your tenancy

Q. Do I need to sign up for the scheme?

A. No, if you meet our eligibility conditions, but do not sign any agreements without contacting us.

If you have found a property email: moveonteam@enfield.gov.uk and add the words 'Found a Property' to the subject line.

Q. Has anyone got permanent social housing through this scheme?

A. Last year (financial year 2021-22), 68 households moved to a council or housing association home by using extra points earned through the scheme.

Q. How do I know I can afford to rent privately?

A. Decide where you want to live first (outside of London is often cheaper). Work out what you can afford. We can negotiate the rent with a landlord on your behalf. We will also check the affordability before signing you up to a property.

Q. If I move out of Enfield will I get the scheme benefits?

A. You will get bonus points and will stay on our Housing Register for five years. Please see information on our relocation support scheme on the next pages.

For tips on finding a PRS home of your choice and setting your budget visit: www.enfield.gov.uk/services/housing/how-to-find-a-property-to-rent.



EXPLORING

A RELOCATION TO A NEW AREA



We are here to help you



EXPLORING

A RELOCATION TO A NEW AREA



We are here to help you



The shortage of accommodation across Greater London has never been higher.

Most households living in temporary accommodation will be waiting many years for a new home. Over 100 households, in Enfield, have been in the same temporary accommodation placement for 10 years.

New home, new beginnings.

We know you are in a desperate position but we can help you to move from temporary accommodation into your new home in an area of your choice. We have a dedicated team of officers who can help you find accommodation that is immediately available outside of London in areas across the South East, North West, North East and Midlands for you to choose from.

There are many benefits to moving and you will be supported through the process by our team.

- ✓ IMMEDIATE opportunity for a fresh start and new home
- ✓ Greater choice in types of housing
- ✓ Your choice to live close to family and friends
- ✓ Support with financial costs of moving home
- ✓ Help to register with a GP and access health services
- ✓ Support to access nurseries and schools
- ✓ Help to find a job or training
- ✓ If you move into a private rented property outside of London, you can remain on the housing register for up to 5 years as well as increase your points and be more likely to obtain social housing
- ✓ 6 months aftercare service to help you sustain your tenancy

Housing Conference

for Enfield Council temporary accommodation tenants

my **HOME**

Temporary Accommodation Tenants Conference

Thursday 24th November 2022

10am-1pm or 2pm-5pm

Green Towers Community Centre,
Plevna Road, Edmonton, N9 0BU

Have your say and
learn more about
everything to do
with your home

There will be an AM and a PM session
to choose from, with a free lunch
available for all attendees, at 1pm

To book a place at either conference please email:
myhome@enfield.gov.uk or call 020 8132 2696

For more details visit:
www.enfield.gov.uk