Personal Housing Plan

Title	First name	Surname	DOB	Gender	Relationship to customer	NI number	Customer id
Miss	DB	DB	*****	Female		not provided	*******

Dear DB

You attended the local authority and a personal assessment of your current housing circumstances was undertaken by Gulhan Tanklsl on the 14 June 2024 because you have a housing need and approached the authority for assistance. As part of the assessment the local authority has taken into account:

- The circumstances causing your homelessness
- The housing needs of you and your household
- The type of accommodation your household requires
- Any support needs you or your household need to secure and retain accommodation

Set out below is the Personalised Housing Plan detailing the outcome of the assessment, including steps that we discussed and the actions you and the Housing team of the Local Authority will take in order to address your housing situation.

Basic assessment information

From our basic assessment we believe your situation to be as follows:

DB was stabbed in November 2022 by a neighbor who lives in her block of flats and has not been living in the property since. DB stated that the police have since closed the case as she had a piece of glass in her hand during the attack and the police advised that they wouldn't be able to prosecute the perpetrator.

DB stated that she hasn't ended her tenancy as she will be making herself intentionally homeless.

DB has agreed to send all letters from the police as she does not have her crime reference number.

Other agencies

This plan can be shown or shared with any other agencies/relatives/friends who are helping you, so they are aware of your housing need and how the local authority is trying to assist you. The details below are the support needs identified as part of your assessment and who is providing support currently.

DB receives Employment and Support Allowance, PIP and serve disability

When is the customer likely to become homeless?

When you think you will become homeless (or threatened with homelessness):

Actions already taken

The action you have already taken to resolve your housing issues is:

DB has been to court, regarding the situation of the stabbing and violence. The judge ordered DB's case goes to review.

Wishes to resolve your housing situation

Your wishes to resolve your housing situation:

DB needs assistance and advice to find a safe place for her to stay.

Actions/reasonable steps

You will need to follow the agreed plan set out within this Personal Housing Plan (PHP) to help you remain in your current home or secure alternative accommodation. Please keep your allocated officer updated on what you have done. Your officer will also keep you updated.

What actions/reasonable steps the Housing Options Officer will do next:

Action type	Content	Date to be achieved	Date achieved

What actions/reasonable steps you need to take:

Action type	Content	Date to be achieved	Date achieved	Client accepted	Recommended or required

Leaflets/website information

Details of any leaflets / website information provided to you will be listed here:

www.londonhomelet.com

www.openrent.com

www.moveflat.com

www.findaflat.com

www.Zoopla.co.uk

www.rightmove.co.uk
info@homelInk.co.uk
info@uniquepropertyservices.co.uk
propertymanagement@targetproperty.co.uk
admin@easypropertieslondon.co.uk
lettings@thepropertycompany.co.uk
Info@uniquepropertyservices.co.uk
stanley@equityestateagents.com
You may wish to contact the following agents who operate In Enfield and surrounding boroughs:

(1) . Equity estates agency Hertford Road - 0203 234 0067
(2) . Smart Move Edmonton Green - 0208 345 5444
(3) . Ellis and Co Edmonton - 0208 804 1874
(4) . Cottage fields - 020 3621 8621
(5) . Knights Residential Edmonton - 0203 301 4700
(6) . Platinum estate agencies - 020 8449 7099
(7) . King's Group Estate Age - 020 8364 4118
(8) . Unique Estates Property Services - 02088045050
(9) . UK Property Agents - 02084555566
(10) . Coffee &Bagel Estates - 02088043666

Any other information/advice provided

Any other information / advice provided to you will be listed here:

You are entitled to a 1-bedroom. At the moment you are not working, and you do not have any dependency. This means you will be required to look **for a 1-bedroom** that is suitable and affordable.

You are entitled to a **1-bedroom property** but due to affordability. As you are not working, but receiving benefits, it has been advised you to look for a **1-bedroom private** rented accommodation with the LHA rate in Enfield at £1,146.1 have also carried out an affordability assessment and it shows you can only afford **a 1-bedroom**. But you are also required to expand your search to wider, cheaper areas.

Based on the above assessment, the Local Authority expects you to actively engage in sourcing your own alternative private rented accommodation and to not limit yourself to certain areas.

Your household consist of yourself. You will need to be looking **for 1-bedroom** property under the LHA rate £1,146.

RECEIVE -

Working - Registered unemployed. You stated you are not working, and you receive Personal Independent Payment and Employment Support Allowance.

You have advised that you do have any mobility issues that would have an impact on the type of accommodation that would be reasonable for you and your household to reside in.

MEDICAL -

You have advised that there are medical issues.

You have advised the Local Authority that you do not require assistance and support to manage your tenancy and your day-to-day activities.

URGENT INFORMATION -

This Local Authority in trying to resolve your homelessness by assisting you have access to private rented properties Nationwide and supporting you into the Private Rented Market Nationwide. This includes properties within or outside London as long as the property is available, suitable and

affordable. We searched for properties within Enfield before making the offer, however due to the acute shortage of properties within the council, we expand our search outside in line with our National Allocation Policy to give the opportunity to both yourself and council to enlarge the scope of property search.

Our new Placement Policy allows us to offer properties in areas outside of London that are deemed affordable. Only One reasonable offer of affordable rented accommodation will be made. Individual circumstances are considered in making this offer, including time scale, affordability, household preferences and needs. When an offer is made, you will be notified in writing and the Council's statutory duty will be formally ended, whether the offer is accepted or refused. If you refuse a suitable offer, a further offer of accommodation will not be made, and you will have to make your own arrangements.

Tailored Advice

This Is tailored advice to support you.

Money advice
North Enfield Foodbank
North Enfield Foodbank | Helping Local People in Crisis emergency food and support to local people who are referred to us in crisis

Debt and Money Advice
A debt adviser can help prioritize your debts, look at your income and spending, draw up a budget or financial statement or negotiate with landlords, lenders, and companies you owe money to. These charities provide free advice: o Citizens Advice - 0800 240 4420 o National Debt line - 0808 808 4000 o Step Change Debt Charity - 0800 138 1111 o Debt Advice Foundation - 0800 04 3 40 50

Benefits
You may be entitled to certain benefits to assist you If you are on a low income. You can use a benefits calculator such as entitled to or Turn2us to check your entitlement: https://www.gov.uk/benefits-calculators

CAB
You should consider getting independent financial advice before making any decisions about your mortgage. If your lender has started legal action to repossess your home, you should get help from a Citizens Advice Bureau. You might be able to come to an agreement with the lender and get the legal action suspended.
Enfield's Citizens Advice Bureau offer free, accessible, quality advice to anyone that lives in Enfield. They can assist with debt advice, applying for benefits and offer housing advice. They can be contacted via their advice line: 0808 278 7837 which is available Mon - Fn / 10am - 4pm. Their website to get more information is www.citizensadviceenfield.org.uk

Housing options
Low Cost Home Ownership Advice https://www.sharetobuy.com/

New LHA Rates
This information is available on Enfield Council's website:
https://www.enfield.gov.uk/services/benetits-and-money-advice/local-housing-allowance Current

rates for Enfield are: Shared Rate: £136.93 pw / £593.36 pm 1 Bed Rate: £264.66 pw / £1146.86 pm 2 Bed Rate: £322.19 pw / £1396.16 pm 3 Bed Rate: £390.08 pw / £1690.35 pm 4 Bed Rate: £506.30pw/ £2193.97 pm 5 Bed is capped at 4-bedroom rate
You can search the LHA rates for other areas via the link: https://lha-direct.voa.gov.uk/Search.aspx

Location
PRS Offers
If the main housing duty is accepted towards you, In line with sections 148 and 149 of the Localism Act 2011, the Council can discharge its housing duty by making you an offer of private sector accommodation. Due to the shortage ot available social housing, this is the most likely way your duty will end. This remains optional to those whose main housing duty was accepted before November 2012. Any such accommodation will have been assessed as suitable for your needs. The offer will be an assured short-hold tenancy for a period of at least 12 months ("a private rented sector offer").

Location
The Council will accommodate you in Enfield if a suitable property can been located however, due to an extreme shortage of affordable housing locally and rising rental costs, an increasing number of households are likely to be offered accommodation outside the borough. The Overall Benefit Cap has further restricted the number of properties that are affordable to homeless households, particularly larger families. As a result, our new Placement Policy allows us to offer properties in areas outside of London that are deemed affordable. If you are affected by the Overall Benefit Cap, you may be offered accommodation outside of Enfield, and possibly outside of London in areas where affordable accommodation becomes available.

General
Citizens Advice Enfield
Citizens Advice Enfield - Citizens Advice Enfield Free, independent, confidential and impartial advice to everyone on their rights and responsibilities

Domestic Abuse
Call the Enfield Council Domestic Abuse Hub - You can call the Domestic Abuse Hub on 0800 923 9009 to receive support and advice around domestic abuse. Your caseworker can also call on your behalf and relay the advice to you. *this is only for applicant

Date PHP to be reviewed by Officer and Customer

Location	Date and time	With officer
not provided	Not provided	

Appointments arranged

Any appointments arranged for you will be listed here:

n/a

A checklist of additional information required

Please can you provide documented proof of the following to the Council:

Type	Document	Household member	Provided

Agreement

The Personalised Housing Plan has been drawn up for both you and the council to carry out all the steps that have been agreed on the plan.

You should make sure you attend any appointments that are arranged for you and take any action that you agreed to do on the plan.

If you cannot do something that is on the plan then make sure you tell the council straight away and explain why you cannot do it.

We will review this plan on the to be confirmed - in order to evaluate the appropriateness of the plan and any steps recorded.

If your circumstances change, for example you become homeless or your health needs change, then your Personalised Housing Plan must be reviewed. Make sure you inform the council of any changes in your circumstances so that they can look at the plan with you again, agree new actions or add to the existing actions to be taken.

I DB DB confirm that this is an accurate summary of my housing options interview and I understand the options available to me.

I agree to the actions set out for both my household and the officer agree to take.

Customer signature

Sign in the box below:

Signed and agreed by customer on this date: 18/06/2024

Housing options officer signature

Sign in the box below:

Signed and agreed by Housing options officer on this date:

18/06/2024